

Attachment 7

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From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, December 1, 2021 11:23:03 AM

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Manuel Martinez <info@sg.actionnetwork.org>
Sent: Tuesday, November 30, 2021 10:02 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Manuel Martinez
martinezma06@gmail.com
66 Armstrong road
Salinas , California 93908

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, December 1, 2021 11:25:39 AM

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Anthony Martinez <info@sg.actionnetwork.org>
Sent: Tuesday, November 30, 2021 10:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Anthony Martinez

anthonymartinez1356@gmail.com

66 Armstrong rd

Salinas , California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, December 1, 2021 4:10:37 PM

From: Trea Robinson <info@sg.actionnetwork.org>
Sent: Monday, November 29, 2021 10:41 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

What I like most about short term rentals is being greeted by the owner. I feel like I get so much more with a personal approach to my vacation. And hotels do not supply the services I need for vacationing with our family and friends - like outdoor space for eating and viewing the neighborhoods, full kitchen and many other home-like amenities.

I love visiting Carmel as it's a short drive from my home in Santa Cruz and the perfect weekend getaway, but I only stay at STRs

Please do not vote for the Monterey County Pilot Program as I will not stay in a hotel, but take my business to a county/city that does offer short term rentals.

regards,

Trea Robinson

Trea Robinson

trearobinson@gmail.com

119 Button St.

Santa Cruz, California 95060

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:52:28 AM

From: MAURICE RASGON <info@sg.actionnetwork.org>
Sent: Sunday, November 28, 2021 6:24 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thanks for your consideration in this matter.

Maurice Rasgon

MAURICE RASGON

MAURICER3@YAHOO.COM

102 Yankee Point Drive

Carmel, California 93923-9776

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Comments on pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:43:22 AM

From: Joyce Lippe <info@sg.actionnetwork.org>
Sent: Sunday, November 28, 2021 5:37 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Comments on pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in vacation rentals, and hotels and Inns do not provide the services my family and I need when traveling. We will be forced to vacation in other areas if Monterey County bans the short term vacation rentals.

Hosts of vacation homes that we have enjoyed have informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs).

I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thank you.

Joyce Lippe

Joyce Lippe

joy.lippe@gmail.com

2892 Aberdeen Ln

El Dorado Hills , California 95762

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Comments on pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:42:57 AM

From: Gregory Middleton <info@sg.actionnetwork.org>
Sent: Sunday, November 28, 2021 5:36 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Comments on pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

My family and I have enjoyed visiting your county for many years, and have used short term

rentals during most of our visits and plan to continue to do so.

Thank you for your consideration.

Greg Middleton

Gregory Middleton

middleton.gregory@gmail.com

2892 Aberdeen Ln

El Dorado Hills, California 95762

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:42:47 AM

From: Anthony Severo <info@sg.actionnetwork.org>
Sent: Sunday, November 28, 2021 1:24 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Vacation rentals provide an opportunity to enjoy other aspects of the beautiful Monterey County area without having to stay in hotels that are either overpriced or provide a cookie cutter experience. It sours the experience of staying in Monterey County to know that the local government is not able to find a good solution that meets the needs of their community. The vacation rentals that I have stayed at have been very conscientious of making sure their guests understand that this is a community and to participate in that community, and local owners should have the right to responsibly generate additional income from their investments in the area.

Anthony Severo

aseveroinsf@gmail.com

2445 Balboa St

San Francisco, California 94121

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:42:23 AM

From: Adi Thakur <info@sg.actionnetwork.org>
Sent: Sunday, November 28, 2021 12:08 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hotels do not supply the services I need for vacationing with our family and friends.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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enough!

Adi Thakur

ady92.thakur@gmail.com

949 E St

Belmont, California 94002

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:42:12 AM

From: Michael Lambert <info@sg.actionnetwork.org>
Sent: Wednesday, November 24, 2021 4:30 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

My parents are actually the hosts, but we as a family depend upon this income. We live on site and do not displace housing. Passing this program puts our future in Monterey in jeopardy. We have lived here for 30+ years. The people that stay with us we treat like family. Hotels are not a comfortable viable option for most families during this pandemic and I feel much safer taking my family to a vacation house in other cities during this time. Passing these restrictions not only limit the rental owners, but also the local economy.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Michael Lambert

mlambert.arch@yahoo.com

15560 weathercock way

Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:42:02 AM

From: Michael Chamberlain <info@sg.actionnetwork.org>
Sent: Saturday, November 27, 2021 7:46 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I have owned my home in Carmel Valley since 2002, and I now share it as a short term rental. I have a certificate, and pay TOT.

As you think through this important issue, I want to offer a few points for your consideration.

When I moved to Carmel Valley, there was 1 wine tasting room and a few substandard restaurants like the Running Iron. What a difference 20 years makes! The last time I tried to count, Carmel Valley Village has close to 30 wine tasting venues and several very high quality restaurants. Beginning in about 2013, tourism in Carmel Valley Village seemed to suddenly be turbocharged and on weekends it is now difficult to find a place to park. Businesses are flourishing, even through the pandemic. Where are all these people staying and why the sudden up-swing in tourism around 2013? Airbnb. Airbnb became a thing that suddenly made Carmel Valley Village a legitimate vacation destination. As you may know, in Carmel Valley there are very few hotels. There are few overpriced 1960's era motels in the Village, or very, very expensive choices in Bernardus Lodge and Carmel Valley Ranch. The short term rental market is supporting Carmel Valley Village as a vacation destination, and the local community is thriving through the tourist industry in a way that it never did before the advent of the Apps that gave life to the Sharing Economy. Eliminating or significantly restricting short term rentals in Carmel Valley will limit the potential of The Village to be a vacation destination and harm the success of our local businesses.

On a personal note—In 2020, my income was significantly reduced when I lost my job (after 22 years!) at the Monterey Bay Aquarium due to sweeping layoffs in the wake of the financial crisis the aquarium experienced due to the pandemic. I have 3 children, and I am a single father. It would be difficult for me to continue living in our community without the ability to share my house with visitors to the Carmel Valley Village. The cost of my mortgage, taxes and insurance, along with the living expenses of raising a family in Coastal California, is such that without short term rental income, I would be forced to sell and move.

While the particulars of my situation are unique, there are many average people like me in our community engaging in the Sharing Economy to make ends meet and hopefully generate enough extra income to continue living in this beautiful but increasingly expensive area.

Please let me know your thoughts and what direction you see this issue headed. Steven Covey, in his "7 Habits of Highly Effective People" seminar, taught me that, when making a plan, you should always "begin with the end in mind". What is your goal for changing regulations regarding the Sharing Economy and short term rentals in our community? 2 years after a successful redrafting of all regulations related to short term rentals, what does our community look like?

As a side note, I've heard San Luis Obispo and Santa Cruz county have successfully worked through these issues and I wonder if you're considering the old adage of not reinventing the wheel. Some people say Sonoma county is the best example.

I look forward to hearing from you.

Thank you,

Mike Chamberlain

Michael Chamberlain

mike@yourstorystudios.com

279 Los Agrinemsors, Carmel Valley, CA 93924 Los Agrinemsors
Carmel Valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 29, 2021 9:41:49 AM

From: Alice Cooney <info@sg.actionnetwork.org>
Sent: Thursday, November 25, 2021 4:16 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Alice Cooney

alcooney28@msn.com

7042 Snapdragon Dr

Carlsbad, California 92011

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Proposed District 5 STR Ban
Date: Monday, November 29, 2021 8:43:53 AM

From: Robert Lambert <info@sg.actionnetwork.org>
Sent: Wednesday, November 24, 2021 1:54 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Proposed District 5 STR Ban

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The Clerk of the Board,

Dear Monterey County Supervisors,

I'm an STR host in the inland area (Salinas) of District 5. The proposed outright ban on un-permitted vacation rentals in my district is not the way to move forward without first implementing a fair permitting policy so we can get licensed.

The implication with a ban on vacation rentals is that all vacation rental guests coming to our peninsula are irresponsible and not welcome. We have hosted for over 15 yrs and are very pleased with the quality of people we host. They are respectful, courteous, kind, appreciative, and responsible tenants. There are very few STRs in our area. Many of our guests want to be near Laguna Seca, wineries along River Road, the Pinnacles, and agriculture in the Salinas Valley.

With proper management of vacation rentals there should be minimal problems. We live on site and ask guests to follow our house rules. Those rules stipulate the number of guests we allow, the number of cars we allow, latest check-in time, no parties or events allowed, quiet times, only registered guests allowed, and encourage conservation of water and electricity.

I urge you to vote against the Monterey County Pilot Program to shut down all un-permitted short term vacation rentals (STRs) in district 5.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas where they are welcome.

Robert Lambert

Robert Lambert

rbrt.w.lam@gmail.com

15560 Weather Rock Way

Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: Fwd: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 24, 2021 7:24:43 AM

From: Ignacio Anguiano <info@sg.actionnetwork.org>
Sent: Tuesday, November 23, 2021 4:23 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in vacation rentals and will go to another location if Monterey bans them. I am a small business owner that treats my employees twice a year to Pebble Beach for golf and the spouses enjoy spa treatments. I usually rent a couple vacation homes in PB as this allows us to congregate together. Majority of our time and money is spent in local restaurants, food, wine and golf events.

I was informed by Hosts of vacation homes that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough! Otherwise, Edgewood South Lake Tahoe here we come. What a shame.

Ignacio Anguiano
grande@surewest.net
4280 PFE
Roseville, California 95747

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 23, 2021 4:22:21 PM

From: Katherine Roberts <info@sg.actionnetwork.org>
Sent: Tuesday, November 23, 2021 3:50 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hotels do not supply the services I need for vacationing with our family and friends. Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Our family has a love for golf. Vacation homes allows us annually to connect together in one environment along with attending golf activities. It would sadden me to take our family tradition elsewhere and we will if vacation homes are banned.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Katherine Roberts
grande@surewest.net
4024 Ravensworth Place
Roseville, California 95747

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 23, 2021 11:30:03 AM

From: Sienna Severson <info@sg.actionnetwork.org>
Sent: Tuesday, November 23, 2021 9:59 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I'm sending this letter in support of my parents, who have run a STR for the past 10 or so years. I understand the hesitancy that people have regarding short term rentals, but for my parents it's been an absolute life-saver. They're both over 65 and retired now, and this is how they pay their mortgage and earn money to live off of. In some cases, I understand the necessity to outlaw short term rentals, but for people who live off the income their short term rentals provide, it would be devastating.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and

celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sienna Severson

SSEVERSON7@GMAIL.COM

1186 Del Monte Avenue

Monterey, California 93940

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Host Opposed to the "Pilot Program" to Ban Short Term Rentals
Date: Tuesday, November 23, 2021 9:06:12 AM

From: Terry Ryan <info@sg.actionnetwork.org>
Sent: Monday, November 22, 2021 2:41 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Host Opposed to the "Pilot Program" to Ban Short Term Rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I am writing to you as elected representatives of all the residents of Monterey County, to ask you to pursue an inclusive solution that will address the challenges that STRs may present at certain times, in certain locations under (usually) specific conditions in lieu of the proposed outright ban of STRs as proposed in District 5 "pilot program". My request for an "inclusive" solution commences with not shutting down all unpermitted short-term rentals, but rather developing a reasonable, affordable, manageable and Coastal Act compliant regulatory program that recognizes the benefit that many Monterey County residents/businesses/ governments gain from STRs. Developing an inclusive regulatory plan should include element(s) to ensure that residents/neighbors who are not aware of/realizing the benefits from a viable STR program, that would provide a pathway to address legitimate negative impacts associated with STRs.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and visitor-based businesses, and a more robust appreciation for the Monterey Bay region. Our visitors' dollars circulate through the local economy over and over helping create the vibrant local economy we all know, enjoy and appreciate. My experience as a home host where we greet and interact with guests from around the globe for their stay of 1-5 days has enormous social benefit in our conflict-focused world. We have learned over the past 8 years that visitors seeking home hosted experiences are eager to learn about our Monterey County way-of-life while sightseeing, participating in local visitor-oriented experiences/events, and celebrating family activities and reunions. If STRs are not available in Monterey County, our visitors will seek other coastal destinations that have responsibly recognized the benefit that their residents/business/ governing entities gain from STRs.

STR owners and the Monterey County Vacation Rental Alliance (MCVRA) are most willing to continue working with the county in good faith to develop a fair STR ordinance that

addresses STR issues brought up by us as hosts, the public and the Supervisors. In the broader perspective of governance, please consider our residents local experiences of the long and torturous path to finally arrive at regulated (not banned) marijuana marketplace...

- Marijuana was criminalized for decades (the exact intention of the STR ban),
- With dogged determination OUR governments pursued, punished and ruined the lives of growers and users, and
- Ultimately OUR governments “figured out” that developing a reasonable, affordable, and manageable regulatory program was a better solution than criminalization, unless/until the growers and users fail to follow the regulatory program.

Our elected officials should all acknowledge the “lessons learned” with criminalization of activities and pursue a solution to that reasonably regulates “living in our neighborhoods with our neighbors” and provides fiscal benefit to our governing entities.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide travel-related visitor serving amenities. Also please understand that certain hosts operating STR’s successfully accomplish this activity without neighbor complaints and pay their TOT taxes while using their personal residence as their primary/only source of income.

Thank you for your support and understanding,

Terry Ryan, Home Host, Rotarian and
Highway 68 Corridor Resident, District 5

Terry Ryan
tdryan10@yahoo.com
19428 Prestancia Ct.
Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 23, 2021 9:06:01 AM

From: Victoria Squier <info@sg.actionnetwork.org>
Sent: Monday, November 22, 2021 1:09 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Victoria Squier

victoriasquier@gmail.com

3499 General Hood Trail

Nashville, Tennessee 37204

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 23, 2021 9:05:50 AM

From: Ana Cabral <info@sg.actionnetwork.org>
Sent: Monday, November 22, 2021 11:06 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Ana Cabral

anafeliciano1@aol.com

1503 Delaware Ct

Turlock, California 95382

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:50:29 AM

From: Yvonne Ferrari <info@sg.actionnetwork.org>
Sent: Sunday, November 21, 2021 3:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Yvonne Ferrari

yvonneferrari1@gmail.com

263 Bigelow St

Clayton, California 94517

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:24:23 AM

From: Rafael Velasquez <info@sg.actionnetwork.org>
Sent: Saturday, November 20, 2021 8:49 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Rafael Velasquez

velasquezrafael40@yahoo.com

18825 Tiburcio rd

Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:24:12 AM

From: Richard Moran <info@sg.actionnetwork.org>
Sent: Saturday, November 20, 2021 8:20 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Richard Moran

moranrichard@lvt.com

26215 Acclaim ct

Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:14:36 AM

From: Sue Strathy <info@sg.actionnetwork.org>
Sent: Saturday, November 20, 2021 7:39 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sue Strathy

susanstrathy@hotmail.com

26215 Acclaim Ct

Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:01:30 AM

From: Robert Chelotti <info@sg.actionnetwork.org>
Sent: Saturday, November 20, 2021 10:19 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I don't have a problem with the idea of a vacation rental as long as the owner of the property is living there and supervising the property, There is a vacation rental up the street from here where the owners don't live here so there is no one to supervise who is coming and going in our neighborhood. That's he biggest issue for me. I think it should only be allowed where the owners are present all the time,

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Robert Chelotti
robchelotti@yahoo.com
165 El Caminito Rd
Carmel Valley , California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:01:15 AM

From: Joanna Wallfisch <info@sg.actionnetwork.org>
Sent: Saturday, November 20, 2021 9:52 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in Carmel Valley. It is being hosted by locals that makes it so special. I also wish to support the upkeep of the area by hiking and paying for the national parks and also paying for private home rentals.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Joanna Wallfisch

joannawallfisch@gmail.com

908 summit drivr

South Pasadena , California 91030

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 22, 2021 9:01:05 AM

From: Pamela Thayer <info@sg.actionnetwork.org>
Sent: Saturday, November 20, 2021 9:05 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I have had the pleasure of being a host through Airbnb for about 3 years to rent out a guest suite in my home. I have lived here since 1985 and built the suite for my parents knowing it would be the most respectful way to care for my parents by giving them privacy yet being able to care for their needs. Since their demise I have rented it on a short term basis because it allows me the option for friends and family to stay with me as well. Having this rental not only allowed me to retire and stay in my home, and continue to pay for the rising costs of utilities, and fees, and all around taxes and living expenses, but I dutifully pay my TOT taxes.

I am an owner occupied host and only rent to one couple at a time because I am concerned of any noise that may disturb my neighbors, all of whom I consulted, and they approved, before I set out on this venture.

I am a strong proponent of allowing people to do on their own property what they wish, as long as they do not impose on neighbors.

If there is a state wide concern over housing and diminished land to build on, why would you be against someone opening their home to rental. I do understand that some people or businesses own homes, owner unoccupied, and may rent to multiple couples, which can be very disruptive to an otherwise quiet neighborhood.

Why not instead of banning such a practice, which seems just the easy way out, develop a thoughtful policy that may require owner occupied, or limit the number of people, and have strict guidelines for noise, number of cars, etc.

The guests I have been privileged to host these past three years support our local businesses more than a resident, by dining out, supporting local events, and all around are here to spend money. Most of my guests also state they only stay in Airbnb situations

because it allows them to feel a part of the community and meet the locals. What better way to promote our community.

Thank you for your attention to this matter.

Yours sincerely,

Pamela Thayer

Pamela Thayer

pthayer@sbcglobal.net

1005 Wranglers Trail Rd

Pebble Beach, California 93953

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 1:32:51 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Bill Carmichael <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 7:09 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Bill Carmichael

bcarmichael@roofmaxx.com

317 Mid Valley Ctr

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 1:33:57 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Jeff Britton <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 7:22 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate

through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Jeff Britton

jtbritton@aol.com

9188 Carmel Valley Rd

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 1:36:24 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Mary Sutherland <info@sg.actionnetwork.org>
Sent: Friday, November 19, 2021 8:40 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Mary Sutherland

marysuth@gmail.com

550 W Carmel Valley Road

Carmel Valley, California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 1:37:06 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Teresa Sakasegawa <info@sg.actionnetwork.org>
Sent: Friday, November 19, 2021 8:40 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Teresa Sakasegawa

sakmartin@cox.net

1808 Carlton Rd SW

Roanoke, Virginia 24015

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 1:38:48 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Bob Daw <info@sg.actionnetwork.org>
Sent: Friday, November 19, 2021 10:00 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Bob Daw

bobdaw@pacbell.net

105 White Oaks Lane

Carmel Valley, California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 1:39:40 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Leslie Ellis <info@sg.actionnetwork.org>
Sent: Friday, November 19, 2021 1:33 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that have been enjoyed by visitors, friends, and family over the years have informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Leslie Ellis

lellis@redshift.com

541 Irving Avenue

Monterey, California 93940

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 19, 2021 10:21:03 AM

From: Marie Smith <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 4:19 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Marie Smith

marie.smith@commscope.com

28658 Shady Brook Dr

Menifee, California 92586

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: RE: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 3:00:59 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Adrianna Brushert <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 7:44 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Adrianna Brushert

abrushert@me.com

24525 Outlook Dr. #25

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 3:01:15 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Spencer Udell <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 7:31 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Spencer Udell

sudell@vrbo.com

12410 Alameda Trace Circle

Austin, Texas 78727

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 3:01:41 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Lisa Sachs <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 6:30 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I am in support of short term rentals and do not think permits are required nor should they be.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Lisa Sachs

lisasachs@att.net

25891 Rancho Alto

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 3:02:14 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Heidi McGurrian <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 6:27 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Heidi McGurrin

h.mcgurrrin@att.net

P.O.Box 751

Carmel, California 93921

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 3:02:43 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Thyme Lewis <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 6:19 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I am a supporter of short term rentals and moved to this glorious Peninsula in 1970. Since then, we have enjoyed having our home frequented by friends and loved ones. In recent years, STR's have made it easier on my mom as the additional income has been helpful. It is outrageous that a small group of elders like myself and hotels wish to squash the STR market with false information and defunct permit processes. I don't believe we should be controlled by our local government as to what we do with our own properties.

I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing

piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thyme Lewis

thymelewisdesign@yahoo.com

29090 Robinson Canyon Road

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 3:03:10 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Emily Rodgers <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 6:26 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

What I like most about short term rentals is being greeted by the owner. I feel like I get so much more with a personal approach to my vacation. And hotels do not supply the services I need for vacationing with our family and friends - like outdoor space for eating a viewing the

neighborhoods, full kitchen and many other home-like amenities.

Please do not vote for the Monterey County Pilot Program as I will not stay in a hotel, but take my business to a county/city that does offer short term rentals.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Emily Rodgers

erodgers1@gmail.com

7961 Surrey Ln

Oakland, California 94605

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:18:55 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Kristin Keehr <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:31 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Kristin Keehr

kristin.keehr730@gmail.com

1310 W Portland St

Phoenix , Arizona 85007

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:19:29 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Stephen Davis <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:26 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I do not support a ban on short term rentals. The rentals that I am aware of local are owner operated with owners on site. They pay their taxes and fees.

Monterey County is a tourist destination. Short term rentals provide an additional service to the visitors. Thank you.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings,

ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Stephen Davis
stvdvdavis@aol.com
12165 Carola Drive
Carmel Valley, California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:19:59 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Monica Severson <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:17 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host, I have been paying TOT for years, I have good relations with my neighbors, and I live on the property that I host. My husband and I started hosting about 10 years ago when we were going thru extreme financial difficulties due to one of our sons having Lyme disease. We would have lost our home had we not gotten into the short-term rental business, which was a Godsend to us, in the middle of an extremely difficult situation. That situation lasted almost 20 years and we're still dealing with it, as he now has psychological issues due to his prolonged illness. We've always been very conscientious hosts considerate of our neighbors by screening guests to be sure they were respectful of the quietude.

We went thru bankruptcy because of our son's medical expenses and we're still dealing with that. We are both over 65 and this is our sole income. And we still have a heavy mortgage payment for our house.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a

fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Monica Severson

seversonland@gmail.com

38093 Palo Colorado Rd.

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:36:14 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Brenda Davis <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 8:56 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I have been visiting Carmel Valley for 20 years and stay at an STR. I have become good friends with the host and enjoy her hospitality and the area enormously. She is always on site to ensure that there are no issues for me or the neighbors. She is a wealth of information about all things 'Monterey'. It feels like a second home and I am glad to be supporting, in a small way, the local businesses. Staying at a hotel has no attraction for me.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs).

I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to

develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Brenda Davis

brendadavis@pacbell.net

105 White Oaks Lane

Carmel Valley, California 93924

From: [ClerkoftheBoard](#)
To: [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:23:54 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Michele Littell <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 9:20 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Michele Littell

miklittell@aol.com

24694 Dolores

St, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:37:28 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Alexandra Crapo <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 8:47 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Alexandra Crapo

amcrapo@icloud.com

1917, Margaret St

Prescott, Arizona 86301

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:38:21 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Francesca Zinsser <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 8:46 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

PLEASE DO NOT SHUT DOWN VACATION RENTALS!!!

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Francesca Zinsser
bubbawilty@gmail.com
100 Riverside blvd
New york, New York 10069

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: Short Term Rental Owner
Date: Thursday, November 18, 2021 2:00:06 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Craig Langkamp <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 1:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Short Term Rental Owner

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work in a reasonable manner. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring substantial revenue to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Many counties in the area have workable STR ordinances that the county could copy with minimal revisions. Seven years is long enough!

Craig Langkamp

ca.langkamp@gmail.com

484B Washington Street, Suite 410

Monterey, California 93940

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:03:43 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Lucy Faridany <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 11:47 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Lucy Faridany

lucyfaridany@yahoo.co.uk

165 El Caminito

Carmel Valley , California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:05:39 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Thom Desrochers <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 11:43 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thom Desrochers

thomas@sancarlosagency.com

26358 Carmel Rancho Ln

Carmel , California 93922

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:10:14 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Lawrence Crapo <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 11:07 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Lawrence Crapo
profcrapo@yahoo.com
2729 Fulton Street
Berkeley, California 94705

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:10:48 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Mark Gress <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 11:03 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

It would be horrible if we were no longer able to rent houses for our short trips!! Hotels are traditionally more expensive and when you travel with even just 2 more people, it's often unaffordable because when you stay in a hotel you're forced to eat at restaurants for all meals, which gets very expensive. In a house, you have the option of cooking. You can stay at the house and drink, which reduces the risk of people drinking and driving. In addition to the significant cost difference, staying in a home versus a hotel room has such a different feel to it. You don't feel like you're in a stale room, the amenities are typically much nicer (nicer tv, cable and streaming is available, multiple bathrooms in a house, etc.).

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Mark Gress

blackhawkhc@yahoo.com

11771 Juarez Ln

Dublin, California 94568

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:12:02 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Dianne Gress <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 11:02 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

It would be horrible if we were no longer able to rent houses for our short trips!! Hotels are traditionally more expensive and when you travel with even just 2 more people, it's often unaffordable because when you stay in a hotel you're forced to eat at restaurants for all meals, which gets very expensive. In a house, you have the option of cooking. You can stay at the house and drink, which reduces the risk of people drinking and driving. In addition to the significant cost difference, staying in a home versus a hotel room has such a different feel to it. You don't feel like you're in a stale room, the amenities are typically much nicer (nicer tv, cable and streaming is available, multiple bathrooms in a house, etc.).

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Dianne Gress

raisedincali74@yahoo.com

11771 Juarez Ln

Dublin, California 94568

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:12:42 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Caroline Brady <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:47 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Caroline Brady

brady93923@msn.com

3271 Sycamore Place

Carmel, California 93923

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:12:53 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Jack Britton <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:45 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Jack Britton

jack@sancarlosagency.com

34 La Rancheria

Carmel Valley, California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:13:52 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Sophia Favazza <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:45 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sophia Favazza

sophiafavazza94@gmail.com

1216 Shafter Ave.

Pacific Grove, California 93950

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:14:55 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: sarah schlegel <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:39 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

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sarah schlegel

sarah@sancarlosagency.com

23 southbank road

carmel valley , California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 2:16:14 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Vincenzo Alongi <info@sg.actionnetwork.org>
Sent: Thursday, November 18, 2021 10:34 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Vincenzo Alongi

Vinncenz@gmail.com

1310 w Portland St

Phoenix, Arizona 85007

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 11:55:36 AM

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Mark Baerg <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 10:17 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Mark Baerg

markbaerg3@yahoo.com

1366 Luxton St.

Seaside, California 93955

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 11:54:54 AM

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Mark Baerg <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 10:16 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Mark Baerg

markbaerg3@yahoo.com

1366 Luxton St.

Seaside, California 93955

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 11:54:23 AM

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Marty Newman <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 9:51 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As a past STR host, and a current voter in Monterey County I Urge you to vote against the Monterey County Pilot Program. This has been going on so long it's hard to believe the lack of resolve. If ones job depended on content, what a sad resume this would offer to any future employer.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

It's amazing to me that the entire world is dealing with this issue, and we the people of this county, have failed to make any head way towards a solution. Polarization of ideas, and the fear of making a decision has frozen the minds of those who could deal with this issue and have it be done. Let's get this resolved!

Sincerely, Marty Newman

Marty Newman

barnothing@msn.com

36156 Weston Ridge Road

Monterey, California 93940

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 11:52:57 AM

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Debra Gluskin <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 9:28 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Debra Gluskin

gluskin@sbcglobal.net

34988 Sky Ranch Road

Carmel Valley , California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: RE: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 12:21:08 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Julia Spinetta <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 12:10 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Julia Spinetta

estatetype@aol.com

2 Scareltt Rd

Carmel Valley, California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 12:21:02 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Brady Lindsey <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 12:08 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Brady Lindsey

bradylindsey@aol.com

2 Scareltt Rd

Carmel Valley , California 93924

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J.](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 12:11:46 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Jamieson Rhyme <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 11:55 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

What I like most about short term rentals is being greeted by the owner. I feel like I get so much more with a personal approach to my vacation. And hotels do not supply the services I

need for vacationing with our family and friends - like outdoor space for eating and viewing the neighborhoods, full kitchen and many other home-like amenities.

Please do not vote for the Monterey County Pilot Program as I will not stay in a hotel, but take my business to a county/city that does offer short term rentals.

regards,

Jamieson Rhyme

Jamieson Rhyme

jamiesonrhyme@gmail.com

5414 Poplar Blvd.

Los Angeles, California 90032

From: [ClerkoftheBoard](#)
To: [100-BoS Everyone](#); [McKee, Charles J](#); [Girard, Leslie J. x5365](#); [Bokanovich, Karina T. x5113](#)
Cc: [Beretti, Melanie x5285](#); [Bowling, Joshua x5227](#); [Lundquist, Erik](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 12:11:02 PM

Hello good afternoon,

Below is an e-mail that the Clerk of the Board received regarding: short term rentals.

Thank you,

Julian Lorenzana

Board of Supervisors Clerk

County of Monterey Clerk of the Board

Government Center, 168 West Alisal Street, Salinas Ca. 93901

(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Kira Groneveldt <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 11:49 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

After being informed that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county, I am writing today to ask that you vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

As a long time, visitor to the area staying in a home with family and friends is much preferred to staying in a hotel. The cost and space alone, is much more inclusive for those of us that can't afford two or three rooms at a hotel. I have two small children and separate bedrooms are a must for sleep and kitchens are essential for warming bottles and preparing food. As a tourist, I am also able to book more nights if I stay at an Air bnb as opposed to a hotel. Hotels do not supply the services I need for vacationing with our family and friends like outdoor space for kids to run around while the grown-ups relax. Additionally, staying at a hotel does not ensure that noisy guests won't wake my children. In short, there is no greater feeling than staying in a home with your entire family!

Please do not vote for the Monterey County Pilot Program as I will not be able to afford to stay in a hotel, but instead will take my business to a county/city that does offer short term rentals.

regards,

Kira Groneveldt

Kira Groneveldt

kiragg1@gmail.com

5414 Poplar Blvd

Los Angeles, California 90032

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Thursday, November 18, 2021 10:00:22 AM

From: NIHAL MUZUMDAR <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 5:48 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

NIHAL MUZUMDAR

NMUZUMDAR@YAHOO.COM

16955 Frank Ave

Los Gatos, California 95032

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 17, 2021 3:44:18 PM

From: Michele Littell <info@sg.actionnetwork.org>
Sent: Wednesday, November 17, 2021 12:27 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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There are several factors of which you need to be aware.

1. Permits for STRs are virtually impossible to obtain. The process needs to be reviewed so that the process is not so onerous.
2. I am a retired senior citizen who resides in the residence that I rent. Without the income from the rentals, I would not be able to remain in my home.
3. All of my renters are carefully screened and many are repeat customers. Because of the care and concern I offer my guests, I insure they are not disruptive to my neighbors.
4. My guests choose my location because of the beauty of the surroundings. They not only enjoy our beaches, they patronize our local restaurants and businesses, bringing needed tourist income to our area.

I am requesting that you seek a solution that is beneficial to both the STR owners as well as the community at large. We can work together to resolve this problem. Please feel free to contact me with any questions.

Respectfully,

Michele Littell

Michele Littell

miklittell@aol.com

24694 Dolores st

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 10:35:33 AM

From: Matt Bariletti <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 10:02 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I have paid TOT for many years, I have great relations with my neighbors, I provide work for many local service workers, and I am responsive to any issues that may arise. A lot of the guests that we have stay with us are traveling nurses, doctors, families and couples looking for a more inexpensive getaway than staying in the high priced hotels in Monterey. We give them great accommodations with a full kitchen, support 24/7 and on site staff to answer any questions or send up supplies.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending

local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Matt Bariletti

matt.r.bariletti@gmail.com

11101 Rico Street

Castroville, California 95012

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 10:35:20 AM

From: Sophia Favazza <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 10:20 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Sophia Favazza

sophiafavazza94@gmail.com

1216 Shafter Ave.

Pacific Grove, California 93950

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 10:35:10 AM

From: Andrew Zander <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 10:59 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Andrew Zander

atzander1027@gmail.com

1112 Via Coronel

Palos Verdes Estates, California 90274

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 10:34:58 AM

From: Lauren Kaneko-Jones <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 11:17 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Lauren Kaneko-Jones

laurenkanekojones@gmail.com

830 Page St.

Berkeley, California 94710

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 10:34:46 AM

From: Jeffrey Jamison <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 11:19 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

My family and I travel often in California and only use vacation homes instead of hotels -- for many reasons: price, comfort, uniqueness of the venue, and most importantly the personal touches of the wonderful hosts we've met through the years. One of the main reasons we choose to vacation in Monterey is the personalized experience we receive in these unique homes.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Jeffrey Jamison

jeffjamisonla@gmail.com

5820 MAMMOTH AVE

Van Nuys, California 91401

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 9:53:21 AM

From: Cody Farley <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 2:01 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As a tourist to the Big Sur area, I'm so saddened and alarmed to hear the county is considering shutting down vacation rental properties in the area! The vacation rental property I enjoyed allowed a better experience than a corporate hotel and I was better able to spread my tourist dollars to different areas of the county economy.

I am a fellow Californian and hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Thank you for your attention!

Cody Farley
Chatsworth, CA

Cody Farley
codosca@gmail.com
20035 Mayall Street
Chatsworth, California 91311

|

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 9:53:09 AM

From: Steve and Wendy Fields <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 2:09 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Mary,

My wife Wendy and I (you know Wendy from the Carmel Woman's Club) have had a short term rental on Hatton Road in Carmel for some years now. We have paid many thousands of dollars in TOT taxes, and have had no issues with guests. We are here to greet them, give them tips on area attractions and restaurants etc.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sincerely,
Steve and Wendy Fields
Carmel

Steve and Wendy Fields
jsfields@earthlink.net
25227 Hatton Rd
Carmel , California 93923

|

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Revisiting the STR ordinances
Date: Tuesday, November 16, 2021 9:53:00 AM

From: Cindy Thatcher <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 3:31 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Revisiting the STR ordinances

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

It makes no sense to have a knee-jerk approach to stopping short term rentals without reaching out to all who share their homes, and trying to find a common ground.

A simple permit process is long overdue. Many home owners have diligently paid their taxes, including the tax assessment for furnishings, sheets, supplies, etc. It costs more to pay one's tax preparer to fill out the form, than the actual tax! Quite silly, really. Many have paid the Transient Occupancy Tax from the onset of opening their doors to guests--some for a decade or more.

There are a myriad of reasons folks choose to share their homes. Many have not purchased homes here solely for the purpose of renting them as STR's. Many long-time residents have had circumstances change in their lives having to do with loss of a loved one, the desire to hold on to the family home for their children, or charitable giving. There is also the joy to have others make glorious memories in the home they have loved and shared over many, many, decades.

Many homeowners are regular folks who have volunteered on various local community boards for decades, taught your children, painted your house, or helped to clear a fallen tree from a roadway.

There will always be those who cannot accept change, or even try for a fair resolution.

We can do this!

Cindy

Cindy Thatcher
redhed56@aol.com
P. O.Box 187

Carmel Valley, California 93924

I

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 9:52:50 AM

From: ClerkoftheBoard <cob@co.monterey.ca.us>
Sent: Tuesday, November 16, 2021 7:46 AM
To: 100-BoS Everyone <100-BoSEveryone@co.monterey.ca.us>; McKee, Charles J <McKeeCJ@co.monterey.ca.us>; Girard, Leslie J. x5365 <GirardLJ@co.monterey.ca.us>; Bokanovich, Karina T. x5113 <BokanovichKT@co.monterey.ca.us>
Cc: Beretti, Melanie x5285 <BerettiM@co.monterey.ca.us>; Bowling, Joshua x5227 <BowlingJ@co.monterey.ca.us>; Lundquist, Erik <LundquistE@co.monterey.ca.us>
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals

Hello good morning,

Below is an e-mail that the Clerk of the Board received regarding: STR's.

Thank you,

Julian Lorenzana
Board of Supervisors Clerk
County of Monterey Clerk of the Board
Government Center, 168 West Alisal Street, Salinas Ca. 93901
(831) 796-3077 lorenzanaj@co.monterey.ca.us

From: Danny Melville <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 6:41 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Danny Melville

dannymelville@gmail.com

554 N 81st St

Seattle, Washington 98103

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Host requesting a sanity check on the effort to Ban Short Term Rentals
Date: Tuesday, November 16, 2021 9:52:39 AM

From: David Erlach <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 7:23 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Host requesting a sanity check on the effort to Ban Short Term Rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I would like to express my concerns regarding the District 5 Board Order to craft a Short Term Rental Ban on October, 5 2021. It is clear that your intention is to create and enforce a prohibition on short term rentals in our area. The Monterey County Board of Supervisors is following the same path as the City of Santa Barbara who was recently ruled against (May 2021). The ruling against Santa Barbara was both costly and embarrassing for the City. How can you expect a different outcome given the same situation? We have written you and the Monterey County Supervisors on several occasions in the past about our involvement in and support of Short Term Rentals, never have we received a thoughtful reply, only an automatic acknowledgment.

My wife and I along with a couple from Carmel Highlands own a property in Southern Big Sur which we rent part time as well as enjoy ourselves. We purchased our property in 2016 from Wells Fargo who foreclosed on the previous owner who had attempted to sell the property for several years. "Sunshine Alley" had been used off and on as a Vacation Rental through its entire history of owners dating back to the original owners who built the house in 1971. Our property is well maintained and amongst 6 other nearby large parcel view properties that are "off-grid" without utility electrical, gas, water or sewer service. None of these properties are owner occupied. Two of these properties have been used as vacation rental, like ours, two are original Plaskett homesteads from days of old, two others are now owned by a very wealthy couple for personal use and exclusion. All of the houses in our area are at least 300ft apart and very private.

We rent out our main house part time through VRBO to help with the costs of owning and maintaining the property. We collect and submit the required Transit Occupancy Tax for rentals and all property taxes. Our guests are delighted and grateful to have the opportunity to visit and relax in this remote area of Big Sur rather than simply "drive by". Some guests have returned to Sunshine Alley for decades. This has added to the local economy. Some points:

- Our property is on a public road
- There have been no complaints
- We have a local caretaker couple that reside on our property.
- We have plenty of parking on the property
- We do not rent to parties

We also recognize that there is a general housing shortage in Big Sur; this is especially true in our area. We are happy to provide housing for our caretaker couple. It is not reasonable to expect that large parcel properties will be used as low cost housing for rent or to buy. This housing shortage is a result of development prevention by Monterey County and the Coastal Commission. It is a blessing to the character of Big Sur but comes at a price. Fair market price for renting our property would be about \$5000 per month, way outside of the ability for local workers to afford (and the owners would no longer be able to visit). Having the property visited infrequently by wealthy owners seems to be the only option that you endorse, that is not an option we have available.

The current use of "Sunshine Alley" is the highest purpose for the property. Nobody is harmed and many benefit. This pursuit of a Short term rental Ban, and using TOT records is disingenuous and harmful. We are happy to participate in a reasonable ordinance so that the beneficial aspects of Short Term Rentals can be ensured for all of Monterey County.

Sincerely,

David Erlach (805) 570-1396: giseledave@cox.net

David Erlach
giseledave@cox.net
982 Cheltenham Road
Santa Barbara, California 93105

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: I with other STR Hosts are opposed to the pilot program to ban short term vacation rentals
Date: Tuesday, November 16, 2021 9:52:29 AM

From: Marianna Clampett <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 7:26 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: I with other STR Hosts are opposed to the pilot program to ban short term vacation rentals

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Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Marianna Clampett
mclampett@impactzonegolf.com
27467 Schulte Road
Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 9:35:29 AM

From: Zohar Ziv <info@sg.actionnetwork.org>
Sent: Monday, November 15, 2021 3:54 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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We love staying at VRBO, preferring it to hotels, and might not come to visit Monterey if you apply these restrictions.

Thanks

Zohar Ziv

Zohar Ziv

ziv.zohar@gmail.com

2121 Garden Street

Santa Barbara, California 93105

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short term rentals
Date: Monday, November 15, 2021 8:30:56 AM

-----Original Message-----

From: Karen Hardart <karenhardart@me.com>
Sent: Sunday, November 14, 2021 6:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Short term rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

To the Monterey County Planning Commission and Monterey County Board of Supervisors
Re: Short Term Rentals in the County or Coastal Zone

Our family owns a condominium in the Monterey Dunes Colony near Moss Landing, California in the county of Monterey. My parents bought this home in 1976 when the homes were brand new. My grandfather owned E.H. Morrill plumbing and engineering Company and we worked on the Monterey Bay Aquarium, the upgrades at Ford Ord Army Base, on the space shuttle at Edwards Air Force Base and other jobs in the vicinity. He and his employees used the home as a base and the family was able to vacation there when it was available.

Our family continues to own the home 45 years later. Now 4 children, 11 grandchildren and 19 great grandchildren count our beach home as one of our favorite places in the world.

Since my grandfather bought the home, we have continuously rented the house through the Monterey Dunes Company and on our own, to friends and family. Some years we have rented more than others. We rent only to pay the homeowner fees, taxes and utilities, plus continuing maintenance and upkeep. We do not make any profit and put all monies back into the house. As the house is now 45 years old and beachfront, we have had to do extensive remodeling in the last few years. When we remodel, we use local contractors, local suppliers and local businesses. We hope to keep this house for generations to come.

We employ local housekeepers, window-washers, carpet cleaners, electricians, plumbers and others for our maintenance. Our large family and renters shop at local stores and dine at local restaurants. WE HAVE PAID TOT FOR OVER 9 YEARS SINCE WE RECEIVED OUR REGISTRATION CERTIFICATE IN JANUARY 2013. The county has earned 10's of thousands of dollars from our rental.

We simply could not keep our home if we could not rent. We were very lucky to have inherited this home from our parents, but we do not have the funds it would take to keep the home without some income produced from the home. Again, we only rent to pay the bills and when there is no remodeling needed, our rentals decrease. It would be devastating to this family to loose our home that we love so much and wish to pass down to our children and grandchildren.

Our homeowners association has not put any limits on our ability to rent, as long as all renters and homeowners follow the strict regulations we have placed on rental activities in the last years.

We strongly urge and ask AGAIN that the planning commission and Monterey County supervisors write a reasonable ordinance that will allow STRs in the coastal area. WE strongly urge the supervisors to stop this war against folks who have a legitimate right to rent our properties according to an equitable, realistic ordinance.

Sincerely,

Karen Hardart

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:30:46 AM

From: Karen Hardart <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 5:58 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I have paid TOT for many years, I have great relations with my neighbors, I provide work for many local service workers, and I am responsive to any issues that may arise.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thank you for your time,

Karen Hardart

Karen Hardart

karenhardart@mac.com

16 River Drive

Annapolis, Maryland 21403

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:30:28 AM

From: Tim Morgan <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 3:02 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I've just heard with dismay the proposal to ban short-term vacation rentals in Monterey - what a shame it would be to prevent ordinary families to stay in cost-effective accommodation in this beautiful part of the world.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and

produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Tim Morgan

tpmorgan1@yahoo.com

9515 Tranquil Park Drive

Spring, Texas 77379

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:30:18 AM

From: Maria Elera <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 11:03 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Maria Elera

mariae1331@yahoo.com

246 Pistachio Place

Brentwood, California 94513

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:29:37 AM

From: Paula Kramer <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 10:03 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

For many years my family and I have enjoyed an annual trip to Carmel-By-the-Sea. I travel with my mother from Chicago and we are joined by my son, who lives in the Bay area. It is a very special time for us to be together. Perhaps the most important part is the fact that we were able to rent short term and enjoy the comforts of a private home with all it's amenities as well as some privacy and extra space. The proximity to town is very desirable and we are always careful to be quiet and respectful to our neighbors. It is heartbreaking to see the property we used to rent is no longer available. Booking a hotel room would not be a practical option for us.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Paula Kramer

kramer.paula@sbcglobal.net

476 Longfellow Avenue

Glen Ellyn, Illinois 60137

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:29:26 AM

From: albert Weisfuss <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 9:45 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Please take the time from your busy schedule to read through this in its entirety.

I realize it is difficult to obtain an ordinance that supports both parties involved to full agreement on both sides.

I would believe some of you, if not all of you, have stayed in a vacation rental home at least once or twice. If not, I invite you to stay in one, including ours so you can see there is a difference in those that abuse the system without proper guidance and those that love to host a guest or two and be responsible by following rules.

We support the community in many ways by hosting a guest to come and relax, see the beautiful surroundings while recommending local activities and businesses.

Here are a couple of excerpts from our guestbook left for us.

“Thank you so much for everything during our stay! Our honeymoon was more than we ever imagined and it felt like a true fairytale staying in your cabin”

“We loved our weekend getaway in Monterey and Carmel! Thank you for sharing the guest passes to the Aquarium and for the dining and hiking recommendations. Garland Ranch was beautiful & challenging. Point Lobos was breathtaking. La Bicyclett’s pizzas were incredible”

Those are only a couple of comments of many. We have a 5 star rating as a host and strive to continue to do so. Our guest come from all around the world and as ambassadors to this community and Monterey County, we go above and beyond required standards to ensure they are completely satisfied with their visit and interaction with the surrounding businesses. Our guest support the community with not only spending money, but take their experience back home to those who might use an STR or might choose to use a local hotel

to get the experience of staying on the Monterey Peninsula. It's a win win situation if properly regulated with both parties striving in a direction to support each other.

Our cabin is very small and allows for only one or two guest. It is separate from the house but within eye site so that any unwanted activities can be monitored. At the same time, it has the ambiance of being very private and secluded. There is no kitchen or laundry room and due to our location only has off street parking. It is not visible to the couple of neighbors we have so the impacts to the community are very minimal.

We have been lifelong residents to the community and being self employed, have supported other businesses through our success by recommending many local photographers, flower shops, transportation and catering groups as well as bringing clients of large groups to local hotels.

We are now reaching those golden years and have too slow our own pace. We now depend on our small cabin as a source of income.

As an STR host and advocate, we regularly pay our TOT and government taxes as required. We have great relations with our guest, community and neighbors while striving to continue to support our community.

I have to believe that shutting down STRs will result in millions of dollars leaving the local economy as well as many local service workers losing jobs.

Shutting down our small STR will have a negative impact on us to the extreme that it is likely we will have to sell our beautiful home, and as I'm sure you are aware, the cost of housing on the peninsula is very high which means we would likely have to leave here impacting the local economy even more. I have heard this from other STR host as well and again request that a mutual agreement be achieved so that we can continue to live on this beautiful peninsula we have always called home.

As an STR advocate, I write to you in opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

If you have made it this far, I thank you for taking the time to read this letter and please consider the ramifications of shutting down ALL STR's and not creating an impartial guideline that can benefit those that are willing to work with you.

Sincerely,
Albert Weisfuss

albert Weisfuss
albertweisfuss@gmail.com
PO Box. 223374

Carmel, California 93922

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short Term Rentals are Essential
Date: Monday, November 15, 2021 8:29:06 AM

From: Kay Magenheim <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 9:04 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Short Term Rentals are Essential

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I was an STR host for a short time in District 5, but I have used this type of rental almost exclusively while traveling for over 15 years throughout many places in the U.S. Our studio had been a long-term rental for several years, then served as an administration office for our business, and then we hosted some folks thru AirBNB until our son got divorced a few years ago and now uses that space. That was around the same time that the county started to get aggressive about enforcing regulations, although there really are not clearly posted regulations for STRs in unincorporated Monterey County.

I paid TOT and inquired with the county offices about getting a permit. I was told that I was in an area that allowed permits, but that it would probably cost \$6,0000, and take at least six months! Then I heard about the MCVRA and learned that there was hope for a new ordinance that would possibly address situations like ours, where the rental space is right on our property, adjacent to our home, where we live full time. I can tell you from years of experience renting to long term tenants, and a short time hosting travelers, that people do not come to my quiet hilltop sanctuary to destroy property and have wild parties.

I have heard the argument that STRs reduce the number of places available for long term renters. However, in many cases, the owners DO NOT want someone in their place 24-7 365 days a year. They may like the option of being able to use the space for personal guests or family. We did not want to rent our studio long term, but were happy to have some extra income after selling our business, and enjoyed meeting people who appreciated a personalized experience. What hotel puts fresh organic strawberries from the local farmers' market in the guests' refrigerator?

The people that we hosted chose our location because it did not have neighbors right next door. There isn't a bar downstairs. No one is running, slamming doors, or talking loudly in the hallways at 3:00 a.m. The ice machine isn't clunking right outside the door, and the elevator isn't dinging every time someone uses it. They don't have to put in earplugs

because the people in the room next door leave their TV blasting all night. If a visitor wants all those things, there are plenty of standard hotel rooms that can provide that experience.

We often travel with family. There are 12 of us, including 6 grandchildren, and I have not even thought of staying in a hotel since our family grew to that size. In traditional accommodations, where do the children laugh and play? Where do you set up your Christmas gifts, cook a holiday dinner, celebrate a wedding or birthday? Where is there a comfortable space to spend some relaxing time with loved ones after attending your mother's funeral? Where can you cook some of your own meals that suit your dietary needs, and by doing so save a little money so that you can afford to even make the trip?

There will always be people who want to stay in hotels for their own reasons. There will always be people – like me – who WILL NOT stay in a hotel (other than for one night passing thru an area). We have enough conventional hotels, motels and inns in our area, with more in the planning stages. What we don't have is enough places for people who want a home-like experience. Offering a choice of travel experiences should be embraced, not criminalized. People will go where they feel welcome, and they will go elsewhere if we can't provide that here.

During this drawn-out process over the last few years, I have seen multiple postings asking for people with complaints about STRs to submit their comments, but I have never seen the county call for people to comment their support. Not fair! Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance. that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Other areas have been successful at helping people to share and play nice; we can too!

Kay Magenheimer
kaymagenheimer@gmail.com
36 Harper Cyn. Rd.
Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:28:56 AM

From: Kris Swanson <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 7:58 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

Thank you for your consideration,

Kris Swanson

swantelier@earthlink.net

18865 cachagua

Carmel Valley , California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Oppose the ban on short term rentals
Date: Monday, November 15, 2021 8:28:46 AM

From: Laurence Loper <info@sg.actionnetwork.org>
Sent: Sunday, November 14, 2021 7:54 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Oppose the ban on short term rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

My wife and I have enjoyed short term rentals everywhere from Paris to Pismo Beach -- and earlier this year we stayed in Carmel Valley. At the time the town was very quiet, with many businesses shuttered. We spent money in restaurants, had take out food, shopped in the stores etc. In short -- we helped with the local economy, key during the off season.

We also had our dog with us. If we had tried to stay in a hotel -- he would have cost us a high premium, and had no yard to enjoy. It's that simple.

Please don't be short-sighted and pander to the (extremely) high priced resorts and overly-precious 'not in my backyard' neighbors. I live in Grass Valley, CA, and we respect short term rentals -- benefit from the tourists -- and collect a local tax as well.

Laurence & Cynthia Loper
15695 Fay Rd
Grass Valley CA 95949

Laurence Loper
larry.loper@gmail.com
15695 Fay Rd
Grass Valley, California 95949

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:28:35 AM

From: tim dumm <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 11:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

tim dumm

tim.dumm@gmail.com

237 kearny st #9244

san francisco, California 94108

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:28:26 AM

From: Doug and Cathy Lencioni <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 6:45 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Doug and Cathy Lencioni
cathylencioni@gmail.com
PO box 350
Prather, California 93651

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:28:01 AM

From: Allison Franklin <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 6:40 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I choose to stay in vacation rentals as I travel with my dogs and need additional space and yard these rentals provide. Should this ban pass, I will choose another area to visit and support local businesses and the local economy. This ban appears short-sighted and not in the best interest of visitors requiring flexibility in choice of accommodation.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Allison Franklin

foodie3400@yahoo.com

347 Springpark Cir

San Jose , California 95136

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:27:50 AM

From: Bettina Hughes <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 5:55 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Bettina Hughes

bucit0508@yahoo.com

837 Vera Ave

Redwood City , California 94061

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:27:41 AM

From: Sofanya White <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 2:39 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I have paid TOT each quarter for each year I've been hosting. I have great relations with my neighbors, I provide work for many local service workers, and I am responsive to any issues that may arise.

I began doing my short term rental at a time I was very concerned about losing my home due to lack of finances. I'd managed it for many years with long term rentals, working my art business and other jobs but was never able to properly take care of my beautiful magical property and aging home with ongoing issues. Prior repairs were always "bandaids" to hold thing for a while.

There are many profound and important benefits to allowing short term rentals.

These include but most assuredly not limited to financial incomes.

The benefits and rewards certainly extend to our esteemed guests but also to our community workers who also need income, to our local businesses, the well being of our whole area as well as the communities our guests return to and extended again to our country and actually the whole world. This may sound lofty but consider the state of our country in recent years.

Every STR owner I know loves doing their part in this way, to change our world to a more loving place! It's not "just about the money" though having a good income is an important part of the equation so that we can also be a part of our thriving community.

I work hard to maintain my property where I also make art, teach painting, and offer it for lectures and small gatherings pertaining to healing. I plan to and hope to live and offer these things here for the rest of my life.

I have seen lives changed, families become closer because they spent time in nature and could afford to have a vacation together, couples who really needed quiet time together to without the rush and stress of every day life, children who just love the trees and a doggy nearby, wading in our little stream. All in addition to the solo travelers who need a quiet

place to write, read and process a change in their own life.

Of course you've probably heard all this before but I need to do my part to help you make decisions based on a more wholistic picture than the negatives some want to highlight. When the home is monitored and taken care of by owners and there are strict rules to follow everyone benefits.

The word "supervisor" carries an enormous and honorable responsibility. It implies the ability to give advise from a place of superior vision. How can you do this well by considering only one fraction and not the whole picture? I truly hope and pray that you and all the supervisors and anyone else making these very important decisions are considering the wholistic picture and not pressured by some negative issues raised by those with their own agendas.

I have witnessed now years of ambiguity, and sometimes what seems very lopsided opinions and not a full view of short term rental benefits which far outweigh the alleged liabilities.

As an involved community, are counting on you to be fair and to stand back, and really consider the bigger picture which includes countless benefits.

I'm asking you to stop stalling and offer a fair and workable option for short term rentals and not something that is in reality a ban!

Sofanya White

Sofanya White

art@sofanya.com

37732 Palo Colorado Rd

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Pilot Program for enforcement of unauthorized short-term rentals
Date: Monday, November 15, 2021 8:27:30 AM
Attachments: [Patrick Whisler letter on Pilot Program 11-12-21.pdf](#)
[SB Lawsuit.pdf](#)

From: Pat Whisler <pat@whislerlandplanning.com>
Sent: Saturday, November 13, 2021 1:11 PM
To: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>
Cc: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Pilot Program for enforcement of unauthorized short-term rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

RE Pilot Program for enforcement of unauthorized short-term rentals.

Dear Supervisors, Alejo, Phillips, Lopez, Askew, Adams and Clerk of the Board,

I am writing to urge you to reconsider the current direction of adopting this Pilot Program that will immediately shutdown Short Term Vacation Rentals in most of District 5 in the Coastal Zone . As the County has yet to provide a permit process for Short Term Rentals (STRs) in the Coastal Zone "enforcement of unauthorized short-term rentals" is essentially a shutdown or termination of all Short Term Rentals in the Coastal Zone.

If the proposed Pilot Program is intended to be focused interim enforcement on problem properties with valid complaints until an ordinance is passed and not intended for all 'unauthorized short term rentals' this needs to be clearly stated in the Pilot Program and set up to do so.

My family has successfully run vacation rentals since 1983 in District 5 on property that was handed down to us by our great grandfather who purchased the property in 1898. In all these years of operation and paying TOT taxes we have not once had a single complaint filed with the County. Running this family property as a vacation rental has allowed us to keep the property in the family, well maintained, allow the family members (now sixth generation) to enjoy the property and related family history of ownership. We have for decades had the pleasure of sharing our treasured property with new and repeat guests that deeply appreciate their stay and our hospitality. This current motion to immediately halt all unauthorized vacation rentals paints a picture like we are participating in a criminal activity. It is quite the opposite, we are responsibly providing a valuable component of the vital hospitality industry in Monterey County.

I respectfully ask you to refocus the County's efforts on this subject to passing an ordinance that complies with the Local Coastal Program (LCP) and Coastal Act. If there are problem properties receiving valid complaints those operators indeed should be shut down immediately and if the County Staff needs outside contractors to do so I fully support that. Hopefully, the TOT taxes generated from STRs can help fund the efforts to shutdown problem properties. However, to indiscriminately shut down all people hosting their properties including those with no complaints and who are paying their TOT taxes appears to be an effort in the wrong direction. If the County Staff needs help with establishing and expediting an ordinance in compliance with the LCP and Coastal Act perhaps the outside contractors most needed by the County are Planning Consultants or Land Use Attorneys well versed in the LCP and Coastal Act and who are familiar with Monterey County.

Some of the benefits that will be lost if this Pilot Program is implemented as currently proposed:

- Employment opportunities for service providers throughout the County by hiring of housekeepers, window cleaners, gardeners, pool service, painters, contractors, etc. used to maintain and operate rental properties.
- Millions of dollars toward local economic benefit with spending at restaurants, bars, wineries, grocery stores, art galleries, and local attractions.
- Vacation Homes suit multi-generational families and groups of friends far better than hotel rooms. The County tourist industry will lose these visitors who will find vacation homes elsewhere.
- Generation of significant TOT tax for the County.

In the County Board Report of October 5th on the matter the 'Preliminary Analysis' references:

"The revision to **Board Referral 2016.02** came subsequent to the Board's review of the draft Short Term Rental Ordinance (the Ordinance) on May 25, 2021. Understanding that the environmental evaluation, pursuant to the California Environmental Quality Act (CEQA) may take some time to prepare, the revision to the referral contemplates initiating the implementing of the enforcement program in advance of the CEQA preparation and consideration of the draft Ordinance."

The County elected officials and Staff have failed to pass an ordinance for STRs in the Coastal zone for decades. To cite the delay of the CEQA process as reasoning to use this overreaching shutdown policy seems contradictory to the real issue of the County's need to pass an ordinance formulated to gain the approval of the Coastal Commission. If the current ordinance is not capable of being deemed in compliance with the LCP by the Coastal Commission, the CEQA process will be valuable time wasted. I am concerned that the current Draft Ordinance has not been formulated with adequate consultation with Coastal Commission Staff to ultimately gain approval of the Coastal Commission and again the County will fail to establish much needed operational guidelines for Short Term Rentals.

Being that much of District 5 is in the Coastal Zone requires that this 'Pilot Program' be submitted to the Coastal Commission for a Coastal Development Permit **before** implementation.

As was recently proven in the Court of Appeal of the State of California Second appellate district Division Six ruling of THEODORE P. KRACKE, v. CITY OF SANTA BARBARA, (attached) a complete shutdown of STR's in the Coastal Zone is not in compliance with the Coastal Act.

Please direct staff and hire outside consultants if needed to focus efforts on the end goal needed here, the adoption of an ordinance setting forth guidelines and regulations for STRs that complies with the Local Coastal Program and can be approved by the Coastal Commission. This will finally provide guidance and good regulations that law abiding citizens can follow and provide methods to shut down others that do not comply.

If this 'Pilot Program' is implemented and my family loses the income generated by our vacation rentals the continued family ownership of our treasured property will be in serious jeopardy. I urge all the Supervisors to focus the County efforts on passing a reasonable and workable ordinance that can provide guidelines for responsible property owners and allow for shutting down bad operators. This is not an unattainable goal and can be achieved as demonstrated by Counties like Santa Cruz and San Luis Obispo who have had their ordinances approved by the Coastal Commission and have successfully weaved Short Term Rentals into their county's economic and social fabric.

Sincerely
Patrick Whisler
58 Riley Ranch Road
Carmel CA 93923

Patrick Whisler
58 Riley Ranch Road
Carmel CA 93923

November 12, 2021

RE Pilot Program for enforcement of unauthorized short-term rentals.

Dear Supervisors, Alejo, Phillips, Lopez, Askew, Adams and Clerk of the Board,

I am writing to urge you to reconsider the current direction of adopting this Pilot Program that will immediately shutdown Short Term Vacation Rentals in District 5. As the County has yet to provide a permit process for Short Term Rentals (STRs) in the Coastal Zone "enforcement of unauthorized short-term rentals" is essentially a shutdown or termination of all Short Term Rentals in the Coastal Zone.

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I respectfully ask you to refocus the County's efforts on this subject to passing an ordinance that complies with the Local Coastal Program (LCP) and Coastal Act. If there are problem properties receiving valid complaints those operators indeed should be shut down immediately and if the County Staff needs outside contractors to do so I fully support that. Hopefully, the TOT taxes generated from STRs can help fund the efforts to shutdown problem properties. However, to indiscriminately shut down all people hosting their properties including those with no complaints and who are paying their TOT taxes appears to be an effort in the wrong direction. If the County Staff needs help with establishing and expediting an ordinance in compliance with the LCP and Coastal Act perhaps the outside contractors most needed by the County are Planning Consultants or Land Use Attorneys well versed in the LCP and Coastal Act and who are familiar with Monterey County.

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Being that much of District 5 is in the Coastal Zone requires that this ‘Pilot Program’ be submitted to the Coastal Commission for a Coastal Development Permit **before** implementation.

As was recently proven in the Court of Appeal of the State of California Second appellate district Division Six ruling of THEODORE P. KRACKE, v. CITY OF SANTA BARBARA, (attached) a complete shutdown of STR’s in the Coastal Zone is not in compliance with the Coastal Act.

Please direct staff and hire outside consultants if needed to focus efforts on the end goal needed here, the adoption of an ordinance setting forth guidelines and regulations for STRs that complies with the Local Coastal Program and can be approved by the Coastal Commission. This will finally provide guidance and good regulations that law abiding citizens can follow and provide methods to shut down others that do not comply.

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Sincerely
Patrick Whisler

Filed 5/4/21

CERTIFIED FOR PUBLICATION
IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA
SECOND APPELLATE DISTRICT
DIVISION SIX

THEODORE P. KRACKE,

Plaintiff and Respondent,

v.

CITY OF SANTA BARBARA,

Defendant and Appellant.

2d Civ. No. B300528
(Super. Ct. No. 56-2016-
00490376-CU-WM-VTA)
(Ventura County)

Prior to 2015, the City of Santa Barbara (City) encouraged the operation of short-term vacation rentals (STVRs) along its coast by treating them as permissible residential uses. In June 2015, the City began regulating STVRs as “hotels” under its municipal code, which effectively banned STVRs in the coastal zone. The City did not seek a coastal development permit (CDP) or an amendment to its certified Local Coastal Program (LCP) prior to instituting the ban.

Theodore P. Kracke, whose company manages STVRs, brought this action challenging the new enforcement policy. Following a bifurcated trial, the trial court granted Kracke’s

petition for a writ of mandate enjoining the City's enforcement of the STVR ban in the coastal zone unless it obtains a CDP or LCP amendment approved by the California Coastal Commission (Commission) or a waiver of such requirement. The City appeals.

The goals of the California Coastal Act of 1976 (Pub. Resources Code, § 30000 et seq.; Coastal Act)¹ include “[m]aximiz[ing] public access” to the beach (§ 30001.5, subd. (c)) and protecting “[l]ower cost visitor and recreational facilities.” (§ 30213; see § 31411, subd. (d) [“A lack of affordable accommodations remains a barrier to coastal access”]; *Greenfield v. Mandalay Shores Community Assn.* (2018) 21 Cal.App.5th 896, 899-900 (*Greenfield*).) To ensure that these and other goals are met, the Coastal Act requires a CDP for any “development” resulting in a change in the intensity of use of or access to land or water in a coastal zone. (§§ 30600, subd. (a), 30106; *Greenfield*, at p. 898.)

The City contends the trial court erred by concluding the STVR ban constituted a “development” under the Coastal Act. But, as the court explained, “[t]he loss of [STVRs] impacted the ‘density or intensity of use of land’ and ‘the intensity of use of water, or of access thereto’ because STVRs provide a resource for individuals and families, especially low-income families, to visit the Santa Barbara coast. The unavailability of low-cost housing and tourist facilities was an impediment to coastal access.” Consequently, the Coastal Act required the Commission’s approval of a CDP, LCP amendment or amendment waiver before the ban could be imposed. (See *Greenfield, supra*, 21 Cal.App.5th at pp. 900-901.) There was no such approval. We affirm.

¹ All statutory references are to the Public Resources Code unless otherwise stated.

FACTUAL AND PROCEDURAL BACKGROUND

The City's LCP was certified in 1981 when STVRs were virtually nonexistent. The City maintains that STVRs are not legally permitted under either the LCP or its municipal code even though it allowed them to operate until 2015. The City only required the homeowner to register the STVR, to obtain a business license and to pay the 12 percent daily transient occupancy tax. The City's enforcement efforts focused on nuisance complaints about a particular STVR. In 2010 and 2014, the City identified owners who had failed to pay the 12 percent daily tax and offered them "amnesty" if they voluntarily complied. The amnesty program was not intended to curb the number of STVRs but rather to increase the City's tax revenue.

As of 2010, there were 52 registered STVRs paying daily occupancy taxes. By 2015, this number had increased to 349, including 114 STVRs in the coastal zone. In that fiscal year alone, the City collected \$1.2 million in STVR occupancy taxes.

In June 2015, City staff issued a Council Agenda Report advising that "[a]ll vacation rentals or home shares that are not zoned and permitted as hotels, motels, or bed and breakfasts are in violation of the Municipal Code." The City found that the proliferation of STVRs was driving up housing costs, reducing housing stock and changing the character of residential zones.

Following a hearing, the City Council unanimously directed its staff to proactively enforce the City's zoning regulations, "which prohibits hotel uses in most residential zoning districts." This action effected an STVR ban in residential areas and strict regulation of STVRs as "hotels" in commercial and R-4 zones. By August 2018, the 114 coastal STVRs had dwindled to just 6. As

one City councilmember observed, “[T]he door is closing on vacation rentals.”

Kracke filed this action on November 30, 2016. Six days later, the Commission’s Chair, Steve Kinsey, sent a guidance letter to local governments, including the City, outlining “the appropriate regulatory approach to vacation rentals in your coastal zone areas moving forward.” He explained: “[P]lease note that vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/or be authorized pursuant to a coastal development permit [CDP]. The regulation of short-term/vacation rentals represents a change in the intensity and use and of access to the shoreline, and thus constitutes development to which the Coastal Act and LCPs must apply. We do not believe that regulation outside of that LCP/CDP context (e.g., outright vacation rental bans through other local processes) is legally enforceable in the coastal zone, and we strongly encourage your community to pursue vacation rental regulation through your LCP.”

In January 2017, Jacqueline Phelps, a Coastal Commission Program Analyst, followed up with the City Planner, Renee Brooke. Phelps explained that the Commission “disagree[s] with the City’s current approach to consider residences used as STVRs as ‘hotel’ uses (pursuant to the City’s interpretation of the definition of ‘hotel’ included in the [Municipal Code] for the purpose of prohibiting or limiting STVRs in residential zones.” She directed Brooke to the 2016 guidance letter and again urged the City “to process an LCP amendment to establish clear provisions and coastal development permit requirements that will allow for STVRs and regulate them in a manner consistent

with the Coastal Act.” The Commission’s Deputy Director, Steve Hudson, sent a similar letter a few months later.

After considering the evidence, the trial court found that the City’s STVR enforcement policy constituted a “development” within the meaning of section 30106 of the Coastal Act. It issued a writ requiring the City to allow STVRs “in the coastal zone on the same basis as the City had allowed them to operate prior to June 23, 2015, until such time as the City obtains a coastal development permit or otherwise complies with the provisions of the Coastal Act”²

DISCUSSION

Standard of Review

In reviewing a judgment granting a petition for writ of mandate under Code of Civil Procedure section 1085, we apply the substantial evidence standard to the trial court’s factual findings. (*Cox v. Los Angeles Unified School Dist.* (2013) 218 Cal.App.4th 1441, 1444-1445.) On questions of law, including statutory interpretation, we apply the de novo standard. (*Hayes v. Temecula Valley Unified School Dist.* (2018) 21 Cal.App.5th 735, 746.)

The City Lacked Authority to Unilaterally Ban STVRs in the Coastal Zone

The Coastal Act is designed to “[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial

² Consistent with its prior correspondence with City staff, the Commission has filed an amicus curiae brief supporting Kracke’s claims. The League of California Cities’ amicus brief supports the City.

resources.” (§ 30001.5, subd. (a); *Fudge v. City of Laguna Beach* (2019) 32 Cal.App.5th 193, 200 (*Fudge*)). It also seeks to “[m]aximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.” (§ 30001.5 subd. (c); *Fudge*, at p. 200.) The Commission is charged with implementing the Coastal Act’s provisions and “is in many respects the heart of the Coastal Act.” (*Fudge*, at pp. 200-201.)

The Coastal Act tasks local coastal governmental entities, such as the City, with developing their own LCPs to enforce the Act’s objectives. (*Fudge, supra*, 32 Cal.App.5th at p. 201.) The LCP’s content is determined by the entity but must be prepared in “full consultation” with the Commission. (*Ibid.*) Once completed, the LCP is submitted to the Commission for certification. (§§ 30512-30513; *Fudge*, at p. 201.)

Although the Coastal Act does not displace a local government’s ability to regulate land use in the coastal zone, it does preempt conflicting local regulations. (§ 30005, subd. (a); *City of Dana Point v. California Coastal Com.* (2013) 217 Cal.App.4th 170, 200.) “[A] fundamental purpose of the Coastal Act is to ensure that state policies prevail over the concerns of local government.’ [Citation.]” (*Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal.4th 783, 794 (*Pacific Palisades*); see *Charles A. Pratt Construction Co., Inc. v. California Coastal Com.* (2008) 162 Cal.App.4th 1068, 1075 [“The Commission has the ultimate authority to ensure that coastal development conforms to the policies embodied in the state’s Coastal Act”].)

“[T]he Coastal Act [also] requires that any person who seeks to undertake a ‘development’ in the coastal zone obtain a [CDP]. (§ 30600, subd. (a).) ‘Development’ is broadly defined to include, among other things, any ‘change in the density or intensity of use of land’ Our courts have given the term ‘development’ [a]n expansive interpretation . . . consistent with the mandate that the Coastal Act is to be “liberally construed to accomplish its purposes and objectives.”” (*Greenfield, supra*, 21 Cal.App.5th at p. 900, citations omitted.) Thus, “development” under the Coastal Act “is not restricted to activities that physically alter the land or water. [Citation.]” (*Pacific Palisades, supra*, 55 Cal.4th at p. 796; *Surfrider Foundation v. California Coastal Com.* (1994) 26 Cal.App.4th 151, 158 “[T]he public access and recreational policies of the Coastal Act should be broadly construed to encompass *all* impediments to access, whether direct or indirect, physical or nonphysical”].)

Consequently, “[c]losing and locking a gate that is usually open to allow public access to a beach over private property is a ‘development’ under the Coastal Act. [Citation.] So is posting ‘no trespassing’ signs on a 23-acre parcel used to access a Malibu beach. [Citation.]” (*Greenfield, supra*, 21 Cal.App.5th at p. 900.) Fireworks displays also are considered developments even though not “commonly regarded” as such. (*Gualala Festivals Committee v. California Coastal Com.* (2010) 183 Cal.App.4th 60, 67.)

In *Greenfield*, a homeowners’ association (HOA) adopted a resolution banning STVRs in the Oxnard Shores beach community. The resolution affected 1,400 single-family units and imposed fines for violations. (*Greenfield, supra*, 21 Cal.App.5th at p. 899.) The City of Oxnard’s LCP, which was certified in

1982, did not mention STVRs, but Oxnard historically treated them as residential activity and collected transient occupancy taxes. (*Ibid.*)

A homeowner sought a preliminary injunction enjoining the HOA's STVR ban. In denying the request, the trial court rejected the Commission's position that the ban constituted a "development" under the Coastal Act. (*Greenfield, supra*, 21 Cal.App.5th at p. 899.) We reversed the court's order, noting "the [STVR] ban changes the intensity of use and access to single-family residences in the Oxnard Coastal Zone. [STVRs] were common in Oxnard Shores before the . . . ban; now they are prohibited." (*Id.* at p. 901.) As we explained, "[t]he decision to ban or regulate [STVRs] must be made by the City and Coastal Commission, not a homeowner's association. [The] ban affects 1,400 units and cuts across a wide swath of beach properties that have historically been used as short term rentals." (*Id.* at pp. 901-902.)

The same is true here. Although the City, rather than a private entity, imposed the coastal STVR ban, it also was accomplished without the Commission's input or approval. The LCPs in both cases were certified in the 1980s, decades before STVRs became popular due to the availability of Internet booking services. The City incorrectly contends that because STVRs are not expressly included in the LCP, they are therefore excluded, giving the City the right to regulate them without regard to the Coastal Act. As we clarified in *Greenfield*, regulation of STVRs in a coastal zone "must be decided by the City *and* the Coastal Commission." (*Greenfield, supra*, 21 Cal.App.5th at p. 901, italics added.) The City cannot act unilaterally, particularly when it not

only allowed the operation of STVRs for years but also benefitted from the payment of transient occupancy taxes.

In other words, the City did not merely “turn a blind eye” to STVRs. It established procedures whereby a residential homeowner could operate a STVR by registering it with the City, obtaining a business license and paying the 12 percent daily transient occupancy tax. When the City abruptly changed this policy, it necessarily changed the intensity of use of and access to land and water in the coastal zone. (§§ 30600, subd. (a), 30106; *Greenfield, supra*, 21 Cal.App.5th at p. 901.) Instead of 114 coastal STVRs to choose from, City visitors are left with only 6. This regulatory reduction is inconsistent with the Coastal Act’s goal of “improv[ing] the availability of lower cost accommodations along the coast, particularly for low-income and middle-income families.” (§ 31411, subd. (e).)

We agree with the trial court that “[t]he City cannot credibly contend that it did not produce a change because it deliberately acted to create a change” in coastal zone usage and access. This change constituted a “development” under the Coastal Act and, as such, required a CDP or, alternatively, an LCP amendment certified by the Commission or a waiver of such requirement.³ (See *Greenfield, supra*, 21 Cal.App.5th at pp. 901-902.) Without the Commission’s input and approval, the court appropriately struck down the City’s STVR regulation in the coastal zone.

As for the City’s argument that the Coastal Act exempts abatement of nuisances allegedly caused by STVRs, the City

³ The record reflects that the City submitted an LCP amendment in 2018. That amendment is pending before the Commission.

waived that issue by informing the trial court it was not “making the nuisance argument.” (See *Nellie Gail Ranch Owners Assn. v. McMullin* (2016) 4 Cal.App.5th 982, 997.) Nor are we persuaded that the political question and separation of powers doctrines apply. The decision whether to ban or regulate STVRs in the coastal zone is a matter for the City and the Commission to decide. (*Greenfield, supra*, 21 Cal.App.5th at pp. 901-902.) The trial court appropriately expressed no opinion on the issue and none should be inferred from either its ruling or our decision.

DISPOSITION

The judgment is affirmed. Kracke shall recover his costs on appeal.

CERTIFIED FOR PUBLICATION.

PERREN, J.

We concur:

YEGAN, Acting P. J.

TANGEMAN, J.

Mark S. Borrell, Judge
Superior Court County of Ventura

Ariel Pierre Calonne, City Attorney, Robin Lewis, Assistant City Attorney; Best Best & Krieger, Christi Hogin and Amy Hoyt for Defendant and Appellant.

Rutan & Tucker and Philip D. Kohn for League of California Cities as Amicus Curiae on behalf of Defendant and Appellant.

Nossaman, Steven H. Kaufman; Crescent Cheng; Rogers, Sheffield & Campbell, Travis C. Logue and Jason W. Wansor for Plaintiff and Respondent.

Xavier Becerra, Attorney General, Daniel A. Olivas, Assistant Attorney General, Andrew M. Vogel and Norma N. Franklin, Deputy Attorneys General, for California Coastal Commission as Amicus Curiae on behalf of Plaintiff and Respondent.

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:26:57 AM

From: Anne Rodgers <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 9:34 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

What I like most about short term rentals is being greeted by the owner. I feel like I get so much more with a personal approach to my vacation. And hotels do not supply the services I need for vacationing with our family and friends - like outdoor space for eating a viewing the neighborhoods, full kitchen and many other home-like amenities.

Please do not vote for the Monterey County Pilot Program as I will not stay in a hotel, but take my business to a county/city that does offer short term rentals.

Regards,
Anne Rodgers

Anne Rodgers
annerhyme@gmail.com
1051 Spaight Street

Madison, Wisconsin 53703

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:26:47 AM

From: Anne Rhyme <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 9:23 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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What I like most about short term rentals is being greeted by the owner. I feel like I get so much more with a personal approach to my vacation. And hotels do not supply the services I need for vacationing with our family and friends - like outdoor space for eating a viewing the neighborhoods, full kitchen and many other home-like amenities.

Please do not vote for the Monterey County Pilot Program as I will not stay in a hotel, but take my business to a county/city that does offer short term rentals.

regards,
Anne Rhyme

Anne Rhyme
anne@rogersrhyme.com
706 Schiller Court

Madison, Wisconsin 53704

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:26:36 AM

From: Leann Balbona <info@sg.actionnetwork.org>
Sent: Saturday, November 13, 2021 5:11 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Leann Balbona

lbalbona@nyc.rr.com

560 Lexington

New York , New York 10022

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:22:29 AM

From: inna razumova <info@sg.actionnetwork.org>
Sent: Friday, November 12, 2021 3:43 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

inna razumova

inkarazumova@gmail.com

1060 roosevelt st

monterey, California 93940

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:20:17 AM

From: Anne Miller <info@sg.actionnetwork.org>
Sent: Friday, November 12, 2021 11:42 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Anne Miller

annehaskett@gmail.com

3638 Sacramento St.

San Francisco, California 94118

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:19:58 AM

From: Josh Ohanian <info@sg.actionnetwork.org>
Sent: Friday, November 12, 2021 10:41 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host and property manager I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs entirely, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Josh Ohanian

sebtowner@yahoo.com

1 Calle de la Paloma

Carmel Valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:08:47 AM

From: Sean Matthew <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 11:30 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Let's implement a short term rental program that works for everyone! Small business! Local neighborhoods were people from all walks of life embrace each other . Let's live the talk not just talk the talk . Lets not be racial and except that different people of all color and origin can come and visit monterey and share their peace with each other. Make the right choice and embrace diversity and a shared economy that is eco friendly and world friendly ! Let's embrace each other and share our beautiful community and prosper ! Imagine all the people living in harmony ! You have a choice to bring people together or segregate the works make the right decision !

Sincerely

Sean matthew Ward

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes,

employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sean Matthew

seanmatthewward@gmail.com

16 b East carmel valley rd

Carmel valley , California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests and longtime community members opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:08:35 AM

From: Mollie McDowell <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 11:27 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests and longtime community members opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Mollie McDowell

duopoly-daze-0k@icloud.com

530 S Hewitt #244

Los Angeles, California 90013

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:08:25 AM

From: Christina DeMaria <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 8:52 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Christina DeMaria

demariac@aol.com

8750 Carmel Valley Rd.

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 15, 2021 8:08:14 AM

From: Rosemarie Lovell <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 7:50 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

We have been informed that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. Our family and friends who come to visit always use STR. I write today to urge you to vote against the Monterey County Pilot Program to shut down all those without a permit for short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Rosemarie Lovell

lovellfamily5@gmail.com

13118 Chamberlain Ave.

East Garrison, California 93933

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 2:25:28 PM

From: Buttercup Weiss <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:51 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Buttercup Weiss

kristencheriweiss@gmail.com

6964 Wildridge Ct

Moorpark, California 93021

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 2:25:15 PM

From: Rachael Gorjestani <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 1:03 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I have stayed at many airbnbs / vacation rentals across the world including Monterey. It's my preferred way to book any accommodation while traveling. As do many other people who flock to the beautiful county of Monterey.

There is no doubt that the money coming in through vacation rentals (the taxes guests/hosts pay and the tourism these rentals bring) is a huge benefit to the area.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Rachael Gorjestani
rachaelwalker00@gmail.com
326 Baker Street, Apt 4
San Francisco, California 94117

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Please do not ban short term vacation rentals
Date: Friday, November 12, 2021 2:25:01 PM

From: Patrick Ray <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 2:42 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Please do not ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I doubt these are all being read, but my parents in their 70's rely on the income from their vocational rental property to live. They expose countless people to the beauty of Monterey Bay in a safe and welcoming environment and it would be a shame to strip them of this happiness. This does not benefit anyone other than large corporations that do not solely rely on Monterey tourism the way that local owners do. Please look at this through a human lens and imagine having to console your elder parents who will be scared about income when they should be living their golden years.

- Patrick Ray

Patrick Ray
Patrick@leapinc.co
600 W Diversey Pkwy 1716
Chicago, Illinois 60614

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 2:24:44 PM

From: Candice Howarth <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 3:09 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Candice Howarth

candicehowarth7@gmail.com

4922 N OAKLEY AVE, # 1

Chicago, Illinois 60625

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 2:24:31 PM

From: Christopher Ray <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 4:26 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Christopher Ray
eastbayray89@gmail.com
30 Dry Creek Lane
Novato, California 94945

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 2:24:09 PM

From: Cassandra Gates <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 4:58 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Cassandra Gates
cassandra.gates@gmail.com
580 grand ave
Oakland , California 94610

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: What a shame to ban these rentals in the most beautiful vacation area in California, if not the entire country. It sound like a very selfish act, not to allow rentals, not to mention the loss of employment for many.
Date: Friday, November 12, 2021 1:52:14 PM

From: Judith Riedel <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:05 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: What a shame to ban these rentals in the most beautiful vacation area in California, if not the entire country. It sound like a very selfish act, not to allow rentals, not to mention the loss of employment for many.

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish

their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Judith Riedel

luckjude@gmail.com

120 Kuss Road

Danville, California 94526

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Response to Mary Adams' D5 Newsletter
Date: Friday, November 12, 2021 1:51:59 PM

From: Lynda Marin <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:09 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Response to Mary Adams' D5 Newsletter

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The Clerk of the Board,

Dear Monterey County Supervisors,

In Mary Adams' recent newsletter to District 5, she explains that her pilot program to shut down unpermitted STRs is in keeping with the Monterey County Civil Grand Jury recommendation. What she doesn't say is that those unpermitted STR's don't have a snowball's chance in hell of obtaining a permit. Many have tried, but since 1997 only ~20 have been granted. That's why MCVRA began the arduous task in 2013 of working with the county to produce a reasonable, enforceable, affordable permit process. Mary Adam's parrots the RMA's claim that besides Section 21.64.280--Administrative permits for transient use of residential property for remuneration-- other code sections for bed and breakfast facilities or similar use determinations provide access to STR permits. Not true at all. No STRs are operating under those designations because not one application has ever been granted! What a catch 22, to blame residents for running unpermitted STRs but provide no reasonable way to obtain the permit.

Here's a section of the Grand Jury's report Mary failed to mention:

"The Civil Grand Jury recommends that the Board of Supervisors commit to enacting new ordinances no later than end of calendar year 2021, and concurrently enable a properly funded, effective, and sustainable compliance enforcement program. The County should draft and adopt Vacation Rental ordinances that contain both comprehensive coverage as well as appropriate enforcement tools, that are supported by fiscal capabilities which promote sustained viability."

Well, we're coming right up on the recommended time frame (and only 7 years to get here!) for an ordinance, not a pilot program while the ordinance drags on into the 8th, 9th, 10th year. Mary Adams' pilot program is not in compliance with the Grand Jury's recommendation. It's an end run around it in just the same endless delay style that the Board of Supervisors has operated with since 1997. If the supervisors want to properly respond to the Grand Jury's recommendation, they would produce a workable ordinance in the next two months. They might even model it on working ordinances of neighboring Santa

Cruz and San Luis Obispo.

Sincerely,

Lynda Marin

Lynda Marin

lmarin@cruzio.com

Smith Grade Road

Santa Cruz, California 95060

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 1:51:49 PM

From: Steven Bellavance <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:18 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Steven Bellavance

stevenbellavance@gmail.com

13369 Middle Canyon Rd

Carmel Valley , California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 1:51:38 PM

From: Robert Officer <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:26 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Hi Mary,

I just read your last update in regards to vacation rentals. I have to say I feel like you are distorting the reality of the situation. I hosted Airbnb for three years in a small cabin on my land in Carmel Valley, that unfortunately burned in the Carmel fire. All I wanted during this time was to get a permit to operate legally, I paid my tot tax and I didnt have one complaint against me. I even hired a land use attorney to try to help me get a permit. But no matter what I tried, the obstacles that Monterey County put in front of me were insurmountable. My land use attorneys advice was "don't even try", nobody gets those permits! You call the people who don't have permits bad actors! I would point the finger back at you. The policies that you adopt or fail to adopt, cater to the super rich, and to the hotel lobby. Not the working people of Monterey count, do you think I have 6k sitting in the bank for a permit! I'm a craftsman, I work full time and make 70k a ye ar. I hosted Airbnb because it is a service to the people that travel to this area, and because I need the income to support my family and property. If you seriously wanted to do your job fairly for the interest of the people of Monterey county you would find a fair and clear way to regulate Vacation rentals so people who want to offer this unique and valuable service have a path way to do so. But to call them and myself, "Bad Actors" because no possible path is available, because we are trying to pay our bills and offer more than just a hotel room to the visitors to our area! Please take a moment to consider who you represent, and who benefits from this. I don't host anymore, and to be honest the financial hardships from the fire and the loss of this income is devastating. I have to work two jobs to afford my land, where two of my neighbors arrive at their "2nd" homes in helicopters. Monterey County is my home, I don't have a second home, I built my own home with my own hands on the land that I love, in the community that I love. Please listen to my voice.

-Rob Officer
Rob8210@gmail.com

Robert Officer

rob8210@gmail.com

225 Crossroads blvd., Suite #386

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 1:51:26 PM

From: P G <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:26 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Esteemed Supervisors,

Since 2009 we have called the Monterey Peninsula home and have never been moved to express a strong opinion anywhere. Recently it has come to our attention that Supervisor Mary Adams has proposed a pilot program to essentially eliminate all short-term rentals (STRs) in Monterey County, and we are bewildered and unsettled by this proposal.

After watching the STR debate in the news for many years without any sort of viable direction or plan, it seems shortsighted to Napalm the entire sector of our community - and economy - without greater community involvement. The process and speed with which this pilot program was developed and put into the approval pipeline lacks transparency is astonishing in its disregard of the consequences, particularly since it took so many years to accomplish so little with regard to regulating STRs. Perhaps the most unsettling part is the irony of proposing use of TOT funds to provide enforcement.

We run a small business in Carmel-by-the-Sea which relies almost exclusively on tourists. We depend on these visitors for our business to survive, to support other local businesses, and to support our employees. Given the disparity between income and the cost of living in this area it is nothing short of critical that tourism continues to grow. Supervisor Adams' proposed pilot program to shut down STRs goes against everything this area (says it) stands for and will negatively impact the number of visitors coming to this Peninsula.

When we travel, we prefer to stay in STRs where we visit. We love to feel "at home", and enjoy being in a home, apartment, guest house, or condo that doesn't necessarily share multiple walls or long corridors with others, especially coming out of a pandemic. This preference is not unique, and by implementing this pilot program you would effectively be telling travelers that alternate lodging is the "wrong" choice. In doing so, you are abandoning a huge segment that might otherwise be using their dollars to support Monterey County's economy.

Consider creating a task force consisting of STR operators AND opponents to hammer out rules that no one likes, but everyone can live with, and then enact an ordinance that makes sense. Not all STRs are created equal, and there are bad operators and thoughtless owners who should face consequences (with an ordinance that has clear rules, viable enforcement, and consistent actions).

While you're chewing on that, has anyone considered the other downstream consequences of enacting this pilot program and losing visitors who do not want to, or cannot afford to, stay in traditional hotels or inns? Here are some of the impacts that this short-sighted plan will create:

1. Lots of jobs will be lost: housekeepers, window cleaners, gardeners, pool service, painters, handymen, tradesmen of all varieties will experience a critical loss of business. Laundromats and laundry services will see a sharp decline in their customer base.
2. The County will lose almost all of the \$2.2 million TOT STRs currently contribute annually. How will the County fund enforcement in the future?
3. STRs currently provide well over \$100 million in local economic benefit. This includes spending in restaurants, bars, wineries, grocery stores, art galleries, retail stores, and local attractions. Business owners and their employees will be impacted.
4. Some homeowners may face losing their long-term family homes without supplemental income.
5. This will effectively ban all STRs in the coastal zone. The County's claim that a similar use BnB permit is available is disingenuous. NO SUCH PERMIT HAS EVER BEEN GRANTED.
6. The County has dragged its feet on developing new ordinances for years and their solution is to just shut them down? The County is to blame for not providing a viable ordinance and permit process, not owners.
7. The County says inland owners can simply get a use permit. Only 20 such permits have ever been granted; zero of them in the last few years. The process is so expensive, lengthy, and uncertain that applicants give up.
8. The County essentially condoned STRs for decades while it happily collected TOT - in fact, demanded it - even though STRs were not technically allowed. Now they want to shut them down?
9. Monterey County is a tourist destination. Why is the County chasing away visitors who desire the comfort of a home? Homes suit multi-generational families and groups of friends far better than hotel rooms. These people will not switch to hotels; they will simply travel

elsewhere.

10. Sharing a home with visitors from all over the world is a gratifying experience. Let's welcome these people, not deny them the choice of staying in their preferred style of lodging.

P G

pg1denver@yahoo.com

1 Geary Pl

Seaside ca, California 93955

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 1:51:16 PM

From: Elizabeth Rebo <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 12:33 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Elizabeth Rebo

memcgow@yahoo.com

1608 Pattiz Ave

Long Beach, California 90815

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:39:40 AM

From: Thomas Stevens <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 11:46 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

This proposed pilot program is draconian! I would be supportive of efforts that find a reasonable compromise.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish

their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thomas Stevens

tom@stevensmail.net

380 Raquel Ln

Los Altos, California 94022

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:39:31 AM

From: Jeff Wilson <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 11:38 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love Carmel and Monterey County. I have been visiting the area for three decades. In the last year my wife and I have become landowners in Carmel and are developing plans to build a house there. We have a family of four children which makes staying in hotels unworkable. We rely on short term rentals for our vacations as well as visiting our land over multiple days to plan our build.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Jeff Wilson

jeffrobertwil@gmail.com

420 Roblar Ave

Hillsborough, California 94010

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:39:17 AM

From: Louis Ivanovich <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 11:18 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Louis Ivanovich

louis@westlakefresh.com

301 Industrial Rd

Watsonville, California 95076

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:38:59 AM

From: Monica VanDis <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 9:47 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in vacation rentals and will go to another location if Monterey bans them. It would be heartbreaking to have vacation rentals shut down in the Monterey Bay area.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thank you for your time.

Monica VanDis

vandis.monica@gmail.com

30 Dry Creek Lane

Novato, California 94945

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:38:45 AM

From: Tony Miller <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 8:22 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Tony Miller

tony.miller@yourbind.com

1910 Knox Ave S

Minneapolis, Minnesota 55403

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:38:11 AM

From: Divya Govil <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 7:55 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Divya Govil

divya.s.govil@gmail.com

775 Camina Escuela

San Jose , California 95129

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:37:47 AM

From: Gabriel Kram <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 5:26 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions. Candidly, most hotels lack the kind of privacy, seclusion, customization, and character that is available in a STR, which is why we prefer to stay in them. If Monterey closes STRs, we'll stay in them somewhere else. This would be a shame, because the region has much to offer.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Gabriel Kram

info@gabrielkram.org

124 Surrey Lane

San Rafael, California 94903

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:37:36 AM

From: Nikole Davis <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 4:26 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Nikole Davis

fungirltaz@att.net

3901 Wisdom Dr

Sparks, Nevada 89436

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:37:18 AM

From: Nikole Davis <info@sg.actionnetwork.org>
Sent: Thursday, November 11, 2021 4:26 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Nikole Davis

fungirltaz@att.net

3901 Wisdom Dr

Sparks, Nevada 89436

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:22:03 AM

From: Anne Kopacz <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 5:05 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Anne Kopacz

annekopacz@gmail.com

2nd and lobos

Carmel by the sea, California 93922

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:21:49 AM

From: Carol Ward <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 5:48 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Carol Ward

carolwardca@gmail.com

491 Palisade Drive

Marina, California 93933

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:21:34 AM

From: Belinda Ray <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 6:17 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Belinda Ray

belindamaryray@gmail.com

1320 Bay St

Alameda, California 94501

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:21:18 AM

From: Kenna Ranson <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 6:44 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Kenna Ranson

kenna.ranson@gmail.com

6070 Colton Blvd

Oakland, California 94611

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:13:41 AM

From: John Glanville <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 3:05 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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John Glanville

jhg@athcap.com

1120 Via Del Rey

Goleta, California 93117

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:13:23 AM

From: Matt Foraker <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 3:16 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

It would be heartbreaking to have short term vacation rentals shut down in Monterey County. The financial loss to the City and County as well as business and property owners would have a very large negative impact to all. I am in opposition of this proposal as my family visits the area several times a year and love to come back year after year. I would hope the board would move towards scrapping the current use permit process and implementing a new one that would better serve the needs of local government as well as Monterey County business and property owners.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Matt Foraker

mforaker@premiervalleybank.com

6242 Hwy 140

Midpines, California 95345

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:12:14 AM

From: Fred Faltersack <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 3:29 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in vacation rentals and will go to another location if Monterey bans them. When I take my family on vacation, I choose to have us stay in a home which provides the privacy, security and seclusion that a Hotel cannot provide. While we do enjoy getting out and shopping, dining, and exploring during the day and early evenings, once we settle in, we do not want to be separated from each other. A vacation home allows for my family to gather around in a living room, dining room or back yard and enjoy ourselves without the distractions of other people we do not know. Also, staying in a traditional Hotel more often than not requires numerous sleeping rooms separated from one another which creates security and safety issues in these strange sociopolitical times.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate

through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Fred Faltersack

faltersack@gmail.com

125 Alerche Dr

Los Gatos, California 95032

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:12:02 AM

From: Barbara Wadkins <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 3:55 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I have visited your area many times. Rather than a formal hotel, I enjoy staying in the facilities available through individual home owners. Those homes offer a unique and personal experience that a large hotel does not. They are one of the reasons I return to your area over and over again.

I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Barbara Wadkins

bwadkins@earthlink.net

22848 Pacific Coast HWY, #6,

Malibu, California 90265

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:11:28 AM

From: Tim Foraker <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 4:34 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

The Monterey/Carmel area is a very special place for my family and I. My wife and I got married in Carmel. My brothers, sons, nephews and I do an annual golf trip to the area where we play multiple rounds of golf. Staying in an STR allows us to all stay together in one place. It would be very unfortunate if the Supervisors were to pass this based on a minority of the STR inhabitants being unruly. Don't govern to the minority.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Tim Foraker

tim.foraker@yahoo.com

4126 E Altadena ave, AZ

PHOENIX, Arizona 85028

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Friday, November 12, 2021 8:11:13 AM

From: Joanne Abrams <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 4:47 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Joanne Abrams

jabrams42@gmail.com

44 MT FORAKER DR

San Rafael, California 94903

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 2:19:24 PM

From: Tom Kisabeth <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 1:11 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Tom Kisabeth

tknapa@sbcglobal.net

11 Harold Court

Napa, California 94558

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 2:19:06 PM

From: Scott Taylor <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 1:14 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Scott Taylor

11daysale@gmail.com

510 Stagecoach Rd

Arroyo Grande, California 93420

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to any program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 2:18:41 PM

From: David Johnson <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 1:46 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to any program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

It would be heartbreaking to have vacation rentals shut down in the Monterey Bay area because those hosts provide the flexibility I need when I bring a group up to the Monterey Bay area. What I love about the vacation rental homes I've rented in the Monterey Bay area are the options available for various accommodations needed depending on the group I am bringing up.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

David Johnson

David@RentaDucati.com

5701 Agnes Avenue

Valley Village, California 91607

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 1:05:02 PM

From: Karen Davis <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:45 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Karen Davis

kdmtry@gmail.com

127 Cypress Lakes Ct

MARINA, California 93933

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Hotels do not supply the services I need for vacationing with our family and friends
Date: Wednesday, November 10, 2021 1:04:51 PM

From: Dede Harrington <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:40 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Hotels do not supply the services I need for vacationing with our family and friends

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Dear Monterey County Supervisors,

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Dede Harrington

Dede@beach-houserentals.com

312 capitola avenue

capitola, California 95010

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 1:04:34 PM

From: Corinne Soares <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:34 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Corinne Soares

csoareslcsw@gmail.com

1863 n douglas ave

clovis, California 93619

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 1:04:18 PM

From: Sydney Rainin-Smith <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:23 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Sydney Rainin-Smith

sydneyrainin@gmail.com

89 Melville ave

San Anselmo, California 94960

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 1:04:06 PM

From: Ellia Wolen <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:20 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down most vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Ellia Wolen

illia@pacbell.net

1537 3rd Street

Sacramento, California 95814

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:50:27 PM

From: Melissa Wong <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:17 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Melissa Wong

MelissaWong@pm.me

175 Hutton Ranch Rd

Kalispell, Montana 59901

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:43:22 PM

From: John Dickman <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:06 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

John Dickman

john.c.dickman@gmail.com

118 E. Erie St. Unit 24A

Chicago, Illinois 60611

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:43:06 PM

From: Marisa Otto <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:06 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Marisa Otto

marisa.otto@edwardjones.com

1712 Cherry Ave.

San Jose,, California CA

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: I choose to stay in vacation rental homes when I visit the central coast because we Love it!!
Date: Wednesday, November 10, 2021 12:42:53 PM

From: William Stredney <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:11 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: I choose to stay in vacation rental homes when I visit the central coast because we Love it!!

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The Clerk of the Board,

Dear Monterey County Supervisors,

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William Stredney
williamstredney@gmail.com
20530 tatum blvd
phoenix, Arizona 85050

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation homeowner opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:42:43 PM

From: Diane Guinta <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:12 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Vacation homeowner opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I am an owner of a home in Carmel that I live in part time as I am a State Parks volunteer at Point Lobos. I understand that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

I do not rent my home but I do allow friends and family to use our home when I am not there and certainly have many visitors to this beautiful place. I would like to have the option to rent my home responsibly should my family and I begin to use our home less often. So, I oppose the onerous process that has been created and certainly oppose the ban on STR.

Given that we pay \$20,000 a year in property taxes and spend quite a lot of money in the area as do any of our guests and as would any short term renters, our view is that this ban will only hurt the local economy which has suffered enough. Many people rent their homes for important income and the vast majority of rentals result in absolutely no problems and much needed revenue.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:42:33 PM

From: Erica Dolan <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:14 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Erica Dolan

ericadolans@hotmail.com

4503 N. OBT

Orlando, Florida 32804

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Please do not vote for this ban.

Respectfully yours,

Diane Guinta

Diane Guinta

diane.guinta@gmail.com

2730 Rivera Rd

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:42:24 PM

From: Suszi McFadden <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:16 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. While I understand some of the concerns that might lead to this ban, as a guest of the county, I would be terribly disappointed.

Unfortunately, hotels just do not give us the kind of vacation experience we cherish -- whether traveling with friends or with family. In fact, we have only stayed in short-term vacation rentals for the past few years. They provide communal gathering spaces that hotels do not, allowing us more quality time together, as well as bed/bath configurations that support our varying group size.

As a note, when I rent homes for my friends and family, we do not throw parties, make noise after quiet hours, or destroy property. We cherish having a "home away from home" -- and hope that we can continue to find that in Monterey County.

I know you have all been working to try to find a solution to the problem of short-term rentals, and I urge you to continue your efforts. Monterey County has been a favorite destination of ours for quite some time, but without the option to stay in a home (not a hotel), we will need to find new places to gather.

Thank you so much,
Suszi McFadden

Suszi McFadden
suszilurie@yahoo.com
675 Starbush Drive
Sunnyvale, California 94086

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:35:05 PM

From: Stacy Hembree <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:04 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long

enough! The lottery system was a nice thought, but the lottery should then be done each year to continue giving a chance to ALL STRs.

Thank you for your time,

Sincerely,

Stacy Hembree

Stacy Hembree

mamahembree@gmail.com

1850 Pima Street

South Lake Tahoe , California 96150

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:30:59 PM

From: TIm Fischell <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:02 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

I believe strongly that this is restrictive and should be stopped. Short term renting should be allowed in all but extreme situations where there is obvious disruption of the neighborhood.

Thanks

TA Fischell, M.D.

Tim Fischell

tafisc@gmail.com

46 Tehama

Carmel, California 93923

|

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 12:30:50 PM

From: Ammad Raja <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 11:02 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Ammad Raja

mr946@cornell.edu

1853 Olmo Way

Walnut Creek, California 94598

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: I am a tourist. Do not ban me from Carmel Valley by taking away the SRT where I stay!
Date: Wednesday, November 10, 2021 11:35:13 AM

From: dianne McGovern <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 8:54 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: I am a tourist. Do not ban me from Carmel Valley by taking away the SRT where I stay!

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love Carmel Valley and Monterey and have been there several times. But I have special needs. If you ban SRT, you take away my special accommodation. My host does so much for me, Carmel should put up a statue of her! She represents your area in the best light possible. I am sure all the the STR hosts are local ambassadors too. I have visited other areas throughout the US and Europe, and STR, B&B, are always my first choice. The hosts always facilitate a memorable experience, and I love that I can provide extra income to locals. You know, California is an expensive place to live. Bolster, don't ban. My husband says "ditto" from him!

I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

dianne McGovern

dmcgove1@bellsouth.net

276 Moonraker Dr.

Slidell, Louisiana 70458

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:35:05 AM

From: Deborah Gaskell Albert <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 9:06 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Deborah Gaskell Albert
gaskelld2@hotmail.com
26300 Isabella Avenue
Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:34:48 AM

From: Sophia Favazza <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 9:10 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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Sophia Favazza

sophia@sancarlosagency.com

1216 Shafter Ave.

Pacific Grove, California 93950

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:34:36 AM

From: dianne McGovern <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 9:16 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love Carmel Valley and Monterey, and have been there several times. But I have special needs. If you ban SRT, you take away my special accommodations. My host does so much for me, Carmel should put up a statue of her! She represents your area in the best possible light. I am sure all of the SRT hosts are local ambassadors too. I have visited other areas of the US and Europe, and STR, B&B, are always my first choice. The hosts always facilitate a memorable experience, and I love that I can provide extra income directly to locals. You know, California is an expensive place to live. Bolster, don't ban! My husband says "Ditto" from him.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate

through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

dianne McGovern

dmcgove1@bellsouth.net

276 Moonraker Dr.

Slidell, Louisiana 70458

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals. Don't ban me from Carmel Valley!
Date: Wednesday, November 10, 2021 11:34:23 AM

From: dianne McGovern <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 9:19 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals. Don't ban me from Carmel Valley!

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I love Carmel Valley and Monterey, and have been there several times. But I have special needs. If you ban SRT, you take away my special accommodations. My host does so much for me, Carmel should put up a statue of her! She represents your area in the best possible light. I am sure all of the SRT hosts are local ambassadors too. I have visited other areas of the US and Europe, and STR, B&B, are always my first choice. The hosts always facilitate a memorable experience, and I love that I can provide extra income directly to locals. You know, California is an expensive place to live. Bolster, don't ban! My husband says "Ditto" from him.

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dianne McGovern

dmcgove1@bellsouth.net

276 Moonraker Dr.

Slidell, Louisiana 70458

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:32:46 AM

From: ZORKA AGUILAR <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 10:56 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I choose to stay in vacation rental homes when I visit the central coast because It is safe for everyone that travels with us and our family. Especially now with Covid 19. We also support vacation rentals because it is good for the environment. It helps reduce the carbon footprint when people share their spaces and we don't have to add development to accommodate us. Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short-term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public, and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and

produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much-needed service to out-of-town visitors. Seven years is long enough!

Zorka Aguilar

ZORKA AGUILAR

ZORKAZODAR@GMAIL.COM

491 palisade dr

Marina, California 93933

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:32:35 AM

From: katherine bardis <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 10:56 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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katherine bardis

Katherine@bardishomes.com

10630 mather blvd

mather, California 95655

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:32:26 AM

From: Lauren Bilich <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 10:58 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Lauren Bilich
laurenabilich@gmail.com
2270 Bromfield Ct
Walnut Creek, California 94596

|

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 11:32:16 AM

From: Ashley Ransom <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 10:59 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Ashley Ransom

ashleyransom@comcast.net

59 Lochinvar Road

San Rafael, California 94901

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:24:50 AM

From: Matthew Schlaepfer <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 7:26 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Matthew Schlaepfer

matt.schlaepfer@gcgfinancial.com

5490 Nuthatch RD

Parker, CO 80134

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:24:02 AM

From: Louis Torres <info@sg.actionnetwork.org>
Sent: Wednesday, November 10, 2021 7:14 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Louis Torres

loutorres52@aol.com

1926 Tiffin Rd

Oakland, California 94602

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:23:53 AM

From: Lynda Marin <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 10:54 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Even though you have heard from countless responsible STR operators who have never received a single complaint about their vacation rentals in over 10, 20 or more years, that reality never seems to make the slightest impression on your discussions about STRs. Instead you embrace a different reality relentlessly promoted by a minority of residents--that STRs are a menace to neighborhoods and have to be kept to a minimum if not eliminated. The new pilot program might actually reduce the number of STRs to the 20 that have managed to get a permit in the last 24 years. Is that really what will most benefit Monterey County?

I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of a pilot program which will cause so much harm to responsible STR operators, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Lynda Marin

lmarin@cruzio.com

Smith Grade Road

Santa Cruz, California 95060

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Opposition to the Proposed Pilot Program on Short Term Rentals
Date: Wednesday, November 10, 2021 9:23:44 AM

From: Janie Rommel-Eichorn <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 10:30 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Opposition to the Proposed Pilot Program on Short Term Rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I am a founding member of the Monterey County Vacation Rental Alliance, MCVRA. We formed in 2013-14 to advocate for a fair and reasonable vacation rental ordinance for Monterey County that would regulate the "wild west" operations of many STRs and provide effective enforcement of said ordinance. We believed that with the spirit of good will, smart thinking, compromise and good leadership, regulations could be developed that would allow home owners to rent their properties fully or partially to earn income to keep those properties in many cases, create much needed TOT for the county, provide employment for house cleaners and gardeners, protect neighborhoods, educate guests, and allow visiting families the opportunity to experience the wonder and abundance of our magnificent county.

Our family no longer offers a vacation rental, but let me say that it was one of the most rewarding endeavors we have ever undertaken. Sharing our home with lovely people from all over the world was a true gift. It saddens me to think that soon that opportunity will no longer be available in Monterey County to the traveling public. They will all need to go elsewhere.

The issues of short term vacation rentals has been hashed out in endless venues over the last 8 years: LUACs, HOAs, local associations in Big Sur, Carmel Valley, former District 5 Supervisor Dave Potter's STR Committee which convened numerous stakeholders for and against STRs and met for over a year, the Monterey County Planning Commission, the Board of Supervisors, letters to the editors of the Monterey Herald, Monterey County Weekly, the Carmel Pine Cone. Needless to say, it is a very hot issue whether one is pro or con.

What has been lacking is clear leadership from the top. What is shocking, after these countless efforts at trying to find a solution, is that Supervisor Mary Adams, who led us to believe that she would facilitate a compromise has proposed the Monterey County Pilot Program to shut down all unpermitted STRS in District 5 and the vast majority of vacation home offerings in the county.

I urge you to vote against the pilot program and direct the RMA and Planning Commission

to finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

It is unconscionable to me that so many intelligent, well meaning citizens, whether for or against short term rentals, have been unable to arrive at a livable, reasonable agreement. What worries me most is that if a good ordinance is not passed, and the Pilot Program is imposed, unregulated STRS will proliferate, because people WILL find a way to do it, under the radar, even with Host Compliance's concentrated efforts to ferret out the "offenders", and Monterey County will revert to the former "Wild West" free for all that started the trouble in the first place. What you resist will persist.

Sincerely,

Janie Rommel-Eichorn

Janie Rommel-Eichorn

countryflat1@gmail.com

PO BOX 222958

CARMEL, California 93922

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:23:26 AM

From: Taraneh Matos <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 10:27 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I only came to know Carmel because of the availability to stay at a vacation home. We have children and need a place with a homey feel and kitchen. It provides us with the option to vacation in different cities and still have our children feel at home.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Taraneh Matos

teryaki10@yahoo.com

21026 Kingscrest dr

Santa clarita, California 91350

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:23:05 AM

From: Sean Ward <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 9:15 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Sean Ward

seanfd@hotmail.com

2232 Morro Dr

South Lake Tahoe, California 96150

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:22:56 AM

From: Juel Hartmann <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:56 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I am a 23 year resident of Santa Cruz and weekends in Monterey and Carmel Valley are a regular vacation for me and my family. With kids it always preferable to be able to stay in places with kitchens and that function more like a home than a hotel. Accommodations provided by Airbnb's and the like are far more appealing as relaxing private escapes than a hotel could ever be. Please don't shut down short term rentals! It would break my heart to not have access to the quaint cabins in the hills and beautiful homes near the ocean.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and

celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Juel Hartmann

juel@elgatito.com

508 emeline ave

santa cruz, California 95060

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:22:42 AM

From: Kimberly Jackson <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:48 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I come to Monterey every year to visit our cousins. They have a 2 bedroom home with 4 of them living there so we can not stay with them. We also can not afford a hotel. So the 6 of us come and get a vacation rental where we can cook our own food to save on food costs. We also have a service dog that travels with my son who is an epileptic, and a hotel is harder for us due to Harry needing a place to potty often. I pray that you don't ban vacation rentals, as otherwise my family would not be able to afford to visit my cousins yearly in Monterey.

Thanks,
Kimberly Jackson
From San Diego, CA

Kimberly Jackson
kim@vrbkim.com
145 21ST ST
Del Mar, California 92014

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:22:32 AM

From: Kimberly Jackson <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:45 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Kimberly Jackson

kim@vrbkim.com

145 21ST ST

Del Mar, California 92014

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:22:18 AM

From: John Rodgers <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:30 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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John Rodgers

villacarmel@comcast.net

29152 Hwy 1

Carmel , California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:22:08 AM

From: Chris Shannon <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:07 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

What I love about vacation rental homes I've rented in the Monterey Bay area is the warmth and intimacy a home conveys. The experience is unique.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Chris Shannon

chriscshannon@gmail.com

2300 Barton Creek Blvd, #42 (code #1903)

Austin, Texas 78735

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:21:43 AM

From: Victoria Liu <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:02 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Victoria Liu

victoriatl@gmail.com

557 Thain Way

Palo Alto, California 94306

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:21:33 AM

From: Jay Marvin <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 7:31 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Jay Marvin

marvinjay27@yahoo.com

121 Heritage Village Way
Campbell, California 95008

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:21:22 AM

From: Christine Jezzini <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 7:00 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Christine Jezzini

chrisjezzini56@gmail.com

230 Monaco Parkway

Denver Co, Colorado 80220

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:20:50 AM

From: Leah Spangler <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 6:25 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Leah Spangler

leahspangler@yahoo.com

1906 Magdalena Circle

Santa Clara , California 95051

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:20:30 AM

From: Rachael Gorjestani <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 5:40 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Rachael Gorjestani

rachaelgorjestani@gmail.com

18100 cachauga rd

Carmel valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:01:43 AM

From: Cindy Thimmesch <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 5:26 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I have traveled all over the world with a group of friends and we love to stay in short term rentals. We greatly appreciate it over hotels as it gives us the flexibility to all be together in a more conducive setting then a hotel. We want to come to Monterey for for golf and so much more. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, put the right laws in place to protect your community and collect

the appropriate taxes. Places all over the world are clamoring for spending from people like me with money to spent. I would like to come to Monterey, But I am not coming to stay in a hotel. Thank you

Cindy Thimmesch

Cindy Thimmesch

cthimmesch@cox.net

110 W El Caminito Drive

Phoenix, Arizona 85021

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Please don't ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:01:32 AM

From: Kristen Lovell <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 5:35 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Please don't ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

To whom it may concern,

I found my current home because I was able to be a guest at an Airbnb vacation rental in Carmel Valley.

I found a home here, and a community here that I would have never discovered had I stayed at a chain motel in Monterey for the same cost, if not more.

I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Short term rental units have enabled me to have unique small safe outdoor gatherings with family during an uncertain global experience. STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

I love living here. Please let my friends and family be able to visit me using STRs.

Kristen Lovell
kristenlovell@gmail.com
18100 Cachagua Rd
Carmel Valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 9:01:17 AM

From: Louise Henderson <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 5:37 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Our mother rents her Monterey County home to help pay not only for the expenses to maintain her home but the rent also supplements her medical caregiving expenses. She was born and raised in Monterey County, is 97 years old and it would be so sad and unfair if she could not afford her loved home. There are people who actually rely on this rental income.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Louise Henderson

louise4@earthlink.net

1967 PALO SANTO DR

Campbell, California 95008

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 8:36:51 AM

From: Greg Henderson <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 4:51 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sincerely,

Greg Henderson

Greg Henderson

ghend@earthlink.net

1967 Palo Santo Dr.

Campbell, California 95008

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:52:07 AM

From: Susan Kaiser <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:54 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Susan Kaiser

susanmkaiser@yahoo.com

13280 Corte Lindo

Salinas, California 93908

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:51:54 AM

From: Amy Krahenbuhl <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:57 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Amy Krahenbuhl

amykrahenbuhl@gmail.com

3005 PASEO DEL REFUGIO

SANTA BARBARA, California 93105-2931

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:51:42 AM

From: Marcia Bateman <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 3:01 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

This is very personal to me. I live on a rural property that I love, but for reasons--some in my control and others out of my control--I struggle to retain. The solution to keeping my head above water presented itself in the form of vacation rentals. For the past decade I have been renting out part of my house to vacation rental guests. These guests allow me to remain. Without them, I would be forced to move.

I went into this all positive--I was not only helping myself, I was adding to the local economy. I felt great that my guests were spending their money at local venues. I knew the county could use the added taxes collected--I actually felt good sending in my TOT every quarter. I felt certain that this was a win-win situation--that the county would jump at adding this cottage industry to their rosters and would create an ordinance along the lines of other counties/cities where vacation rentals flourished.

Wow--was I wrong. I have been doing everything in good faith only to hit headwinds of relentless opposition by the Monterey County Supervisors. The only actors who seem to count are the hotel industry. Vacation rentals are not taking business away from them as they are a different clientele--the hotel industry knows it. Vacation rentals have become demonized and only the opinions of those opposed seem to carry any weight.

Shutting down vacation rentals would be devastating for Carmel Valley Village, which has flourished in recent years with those added dollars.

As a vacation rental host, I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals in District 5.

Instead of banning vacation rentals, please produce a fair and workable short term rental

ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

Best,
Marcia J Bateman

Marcia Bateman
HiddenJeweloftheValley@gmail.com
18100-A Cachagua Rd.
Carmel Valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:51:25 AM

From: Jason Sherman <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 3:09 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Jason Sherman

flowingmystic@gmail.com

1728 S. Carma St.

Washington , Utah 84780

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:51:12 AM

From: Rose Merrill <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 4:24 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Rose Merrill

rosemagicmerrill@yahoo.com

37126 Nason road

Carmel valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:51:03 AM

From: Rose Merrill <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 4:27 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Rose Merrill

rosemagicmerrill@yahoo.com

37126 Nason road

Carmel valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Wednesday, November 10, 2021 7:24:09 AM

From: Jeanette Powell <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 4:46 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

We chose to have Monterey Co as our family vacation location because we could rent a house. My husband is 88 years old and has serious digestion problems. We needed a house where we could eat in much of the time in hopes of keeping my husband well. We had a great time and would have to look elsewhere if you vote to remove house rentals as an option. Jeanette Powell

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Jeanette Powell

jeanettepowell58@gmail.com

1020 Shoreline DR

Placerville, CA, California 95667

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: I am opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 4:09:08 PM

From: Julie Kavanaugh <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:32 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: I am opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As a local realtor I was very disappointed to hear the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

As a realtor who has sold many homes to buyers who do not live here full time, it is my concern that you are also affecting my livelihood. Some of these buyers need this income until they are ready to retire here, others visit their property throughout the year but need the additional income to maintain the property - each situation is unique. This will affect the local real estate market which has been one of the very bright spots during this Pandemic. I understand that there may be some properties that are not looked after properly but that could be rectified by allowing for permits and enforcing rules with fines. Many of my family members have stayed at professionally managed vacation homes in PG, Pebble Beach and Carmel and have spent a lot of money in our restaurants, galleries, shops and on golf courses. As a family being together in one home and having the option to cook together, play games, watch a movie, etc. is why they travel here. Our beautiful Peninsula should be enjoyed by all so don't exclude families and groups of friends who want to be under one roof together and don't destroy our robust real estate market.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work.

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Julie Kavanaugh
juliekav4@yahoo.com
2872 Rancho Road
Pebble Beach, California 93953

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 4:03:43 PM

From: Lindsey Heaberlin <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:27 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Lindsey Heaberlin

lindseyfarrell@mac.com

82 Rue Grand Drive

Lake Saint Louis, Missouri 63367

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 4:03:21 PM

From: Antonio Palmeri <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 12:45 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Antonio Palmeri

tpalmeri76@yahoo.com

25 Calhoun Lane

Pinehurst , North Carolina 28374

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 4:03:03 PM

From: Jordan Jenkins <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 1:28 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Jordan Jenkins

jordanmjenkins7@gmail.com

3229 17 Mile Drive

Pebble Beach, California 93953

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:50:36 PM

From: lois merritt <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 12:18 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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lois merritt

loislm2000@yahoo.com

28940 plaskett ridge road

big sur, ca, California 93920

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:32:18 PM

From: Louis Sena <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 10:51 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Louis Sena

lou.sena@senareider.com

3000 red Wolf drive

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short term rental guest opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 4:03:30 PM

From: John SULLIVAN <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 2:19 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Short term rental guest opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

For several years I have enjoyed staying at a vacation rental deep in cowboy country of Carmel Valley. On my recent stay, the host informed me that Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals. I understand that vacation rental owners and the Monterey County Vacation Rental Alliance have been working with the county in good faith for over seven years advocating for a fair ordinance that addresses issues brought up by hosts, the public and the Supervisors.

I am perplexed why this is such a contentious issue. I do not understand why the hotel industry has poisoned the discussion and villainized this cottage industry. Vacation rentals are not a threat to local hotels but add to the local economy. By renting a vacation rental, I can afford to visit this beautiful area while being able to afford to enjoy the local restaurants, wine tasting rooms, various attractions, etc.

Shutting down vacation rentals would be a blow to the local economy. Using myself as an example--if vacation rentals were no longer available, then I would no longer visit the Monterey Peninsula. For many reasons, cost and availability among them, I would never rent a hotel room. I would go someplace else, like Santa Cruz.

I would assume that Monterey County benefits from the added revenue brought in by those of us who stay at vacation rentals--not just in money we put directly into the economy but by the Transient Occupancy Taxes collected. Doesn't it make logical sense to spend this added tax revenue on the needs of the county instead of wasting it on going after vacation rental hosts?

In my opinion, rather than shutting down vacation rentals, a better solution would be to develop an ordinance that is fair for all--a way for locals engage in the share economy and

bring the extra tourist dollars to the county--while addressing issues brought up by hosts, the public and the Supervisors.

Respectfully,
John Sullivan

John SULLIVAN
marciajbateman@me.com
328 VILLANOVA AVE
VENTURA, California 93003

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:32:06 PM

From: Kayla McCutchan <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 11:29 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I have been a guest in a STR in the Monterey County (specifically Carmel Valley). My family and I loved being about to get away from 'the city' and come visit your beautiful area, eat at your restaurants, shop in your stores, visit your parks and beaches. The option of a STR makes such travel realistic for my family and we really enjoyed the thoughtful details our host provided. The fact that they live on property was helpful too, our questions answered right away and anything we needed dropped off.

It would be a terrible loss for the local area, the local people, and the visiting families to lose the option of a STR. Please do not vote to ban them completely.

Thank you,
Kayla McCutchan

Kayla McCutchan
kaylamccutchan@gmail.com
5529 Huntington Ave.
Richmond, California 94804

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:31:43 PM

From: Philip Park <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 11:45 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I am a frequent visitor from the bay area to monterey and carmel. My family likes the ability to bring our dog and enjoy the comfort of a single family home versus a hotel. We like the space and we appreciate having the ability to cook a few meals as well as enjoy many of the fine restaurants in the area. Also, bringing bikes, golf clubs and other things are much easier when you have a garage at your disposal or larger living accommodations. Short term rentals are a good thing for everyone. It provides the opportunity for small families like ours to gather together for a trip or holiday. It supports the communities by all of us supporting your local retailers, restaurants, golf courses and other vendors. Is you want to control something, then just control the number of guests that can reasonably stay in a home which I believe most owners do anyhow. Ending short term rentals will stop us from visiting and that would be a real shame.

Thank you, Nancy and Phil Park,
Alamo, CA

Philip Park
ppark2356@gmail.com
50 Castle Crest Rd
Alamo, California 94507-2668

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:31:28 PM

From: Edward Sigourney <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 11:52 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

We have been operating an STR in District 5 for ten years. Our particular vacation rental offering is considered a "Home Stay". We have worked hard to develop this business & take great satisfaction in providing guests with a personalized level of service. This business helps us with maintaining our property and providing modest income. It comes with being responsible hosts and we have had zero complaints from our neighbors, while maintaining a safe and comfortable place for visitors to Monterey County. We care about our community and wish to enhance visitors experiences by sharing our home and our unique environment.

I was born in the home we now live in and have been a teacher, coach, tractor operator for many years. The income from this business helps us maintain our property and has been a part of our retirement plan. We are seniors. My wife is also involved in community based healing. This small business provides jobs to others who seek a unique experience in our area. We pay our TOT to support the greater community; and think it is absurd that all those taxes should go to enforcement, rather than something that helps the County at large; as has been proposed. Our guests support many businesses in the local economy: restaurants, house cleaners, gardeners, laundry businesses, artists, farmers markets, etc.

Many of the complaints come from people who have no need to operate an STR and don't want "strangers" in their community. These are often new transplants from some other area & have no community interest other than their own, in mind. Where do these people vacation & have they ever stayed in an STR elsewhere? We have met many fine people from across this country & abroad; they come for the natural beauty of the area and sometimes for events & workshops that ocure yearly We think personal property rights should include STR businesses; unless there are gross issues that disturb the neighborhood. Enforcement should only be needed when owners do not uphold their side of that equation.

The scare tactics of those who oppose conscious STR rental businesses is hard to fathom for those of us who love this community. There are legitimate issues to deal with, but those are not with the majority of STR owners

Below, the letter represents how we feel as well & we want to include this with our own words. We appreciate your deep consideration for the interests of our whole community.

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sincerely, Edward & Beverly Sigourney

Edward Sigourney
edsigourney@gmail.com

P.O. Box 586
Carmel Valley, California 93924

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Please do not ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:06:50 PM

From: Ty Chambers <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 9:49 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Please do not ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Ty Chambers

TyChambers4817@icloud.com

4817 Heatherbrook Dr.

Dallas, Texas 75244

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:06:35 PM

From: Vicki Ferebee <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 10:18 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in vacation rentals and will go to another location if Monterey bans them

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and

produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Vicki Ferebee

vsferebee@gmail.com

870 Virginia Avenue NE

Atlanta , Georgia 30306

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 3:06:20 PM

From: Robert Officer <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 10:22 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an former STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. My small cabin burned in the Carmel Fire and the hardship of losing the income from the rental has been very difficult. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

In my four years as a host I never had a complaint against my rental, in fact my neighbors didnt even know it was happening. I offered an authentic and unique experience to people from all over the world, some of which Im still in contact. This experience touched peoples lives in a very special way. We an STR offers a hotel can not. Plus it is supporting working people like me, money that is very needed to live in such an expensive area. I know that there are people strongly against STRs and I would urge you to consider that a middle road is an appropriate approach not an all out ban. Create a process for people like me, who are considerate and protective of our communities and take operating an STR seriously, to have a path to a permitted operation.

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish

their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Thank you for your consideration

Robert Officer

rob8210@gmail.com

225 Crossroads blvd., Suite #386

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 11:40:28 AM

From: Karin Twohig <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 9:13 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town

visitors. Seven years is long enough!

Karin Twohig

TwohigK@aol.com

209A Crest Road

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Banning STRs hurts local economy & families
Date: Tuesday, November 9, 2021 11:39:46 AM

From: Kayla McCutchan <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 9:25 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Banning STRs hurts local economy & families

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I have been a guest in a STR in the Monterey County (specifically Carmel Valley). My family and I loved being about to get away from 'the city' and come visit your beautiful area, eat at your restaurants, shop in your stores, visit your parks and beaches. The option of a STR makes such travel realistic for my family and we really enjoyed the thoughtful details our host provided. The fact that they live on property was helpful too, our questions answered right away and anything we needed dropped off.

It would be a terrible loss for the local area, the local people, and the visiting families to lose the option of a STR. Please do not vote to ban them completely.

Thank you,
Kayla McCutchan

Kayla McCutchan
kaylamccutchan@gmail.com
5529 Huntington Ave.
Richmond, California 94804

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: I am opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:57:26 AM

From: Tracy Perkins <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 8:46 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: I am opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Supervisors,

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

Tracy Perkins

tp3rkins@gmail.com

3109 Bird Rock Rd

Pebble Beach , California 93953

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:57:06 AM

From: Gina Moon <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 5:43 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long

enough!

Gina Moon

ginamo@gmail.com

526 Chenery

San Francisco, California 94131

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:56:28 AM

From: Kathy Sweet <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 2:43 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

We love staying in vacation rentals and will go to another location if Monterey bans them. Our family ONLY stays in vacation rentals as it's more like home! We can be together, go to bed at different times and feel as if we live in the city and get tempted to buy our own place. I don't disagree that some FAIR ordinances should be in place. We love the Monterey Bay area and have been coming there for many years to vacation. HOWEVER rest assured, we will find another friendly place (that wants our revenue) to vacation if you ban vacation rentals.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Sincerely,
Kathy Sweet

Kathy Sweet
ksweet@automatik.com
3601 E Coolidge St
Phoenix, Arizona 85018

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:56:13 AM

From: Walter Levison <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 2:57 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

A vacation home that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Walter Levison

wslevison@aol.com

220 bayview

Belvedere, California 94920

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:55:57 AM

From: Bonnie Bailer <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 4:02 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

This letter is in opposition to the proposed ban on vacation rentals in Monterey County. Vacation rental homes have been our vacation destination of choice because of the family atmosphere, the amenities, the friendly hosts and the wide selection to choose from. As grandparent this is the ideal setting for vacationing with our grandkids.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Bonnie Bailer

bonnielynn46@gmail.com

1620 Herrin St

Redondo Beach, California 90278-2826

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:55:38 AM

From: Debra Ryll <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 4:45 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs).

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

Debra Ryll
debraryll@gmail.com
342 Coates
Aptos, California 95003

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:55:20 AM

From: Steven Berson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 5:37 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I prefer to stay in higher end homes instead of hotels. While on vacation, I spend lots of money on discretionary expenses like restaurants, golf courses, art galleries, etc.

Do not ban short term rentals.

This is true for me also:

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Steven Berson

steve.b.berson@gmail.com

3745 MEDEA CREEK RD

AGOURA HILLS, California 91301

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:54:43 AM

From: Jeffrey Edgren <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:45 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I am sorry to hear that the County is proposing a ban on short term rentals in Monterey County. Having a larger house was meaningful to our family as we would not have been able to enjoy our stay in a Hotel or motel for the special occasion we celebrated. During our stay we ordered from local restaurants and used local services. Because of the coastal nature of the County most of the facilities are exclusive and are not available to a diverse economic group. By allowing STR's this insures that vacation lodging is more available to families of all income levels and not just the wealthy. To enact a ban discriminants against lower income groups and thus continues to deny equal treatment for our diverse society. Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Jeffrey Edgren

jedgren@cox.net

2205 Rock View Gln

Escondido, California 92026

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:54:29 AM

From: Pat Creese <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 7:21 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect

neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough

We live just outside Carmel city limits in a home it took us 15 years to build.

We have a large mortgage that we pay by renting out a separate part of our house. Without this income, our only choice will be to sell the property and lay off the our housekeepers and other staff that have helped us earn a 5 star Superhost rating. We know and love all our neighbors and they approve of what we are doing.

Please do not ban short term rentals.

We need an STR ordinance that protects those of us who follow the rules and have found a creative way to help promote Carmel

Pat Creese and Vaughn McIlrath

Pat Creese

pat.creese@hotmail.com

3285 martin rd

carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:54:16 AM

From: Victoria Chen <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 9:45 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

It is unconscionable that the RMA and Monterey County Planning Commission haven't produced an STR ordinance in 7 years. As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect

neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Victoria Chen

hotlisting888@gmail.com

4010 Sunridge Road

Pebble Beach, California 93953

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Opposition to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:54:04 AM

From: Todd Sloan <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 5:37 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Opposition to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

My family and I have the pleasure of coming to Monterey several times a year to visit family and friends. With a family of 6, the only reasonable way for us to stay is through short term vacation rentals. We are respectful guests, support the local economy, shops, restaurants and provide positive benefit to the community. If you vote yes on this ban, we will be forced not to come to the community and support it. We often come "off-season, when these shops and restaurants desperately need customers.

Instead of banning STRs, have the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. We know hard choices will need to be made to balance the interest of all residents, but simply banning these rentals is a terrible solution that will negatively impact the community and is not governing, but instead bowing down to pressure for a vocal few.

Sincerely,

Todd W. Sloan
2469 Stonehaven Ct. S.
Columbus, Ohio 43220

Todd Sloan
TODDS@DAIMLERGROUP.COM
2469 Stonehaven Ct S
Columbus, Ohio 43220

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:53:45 AM

From: Steven Schultz <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 6:14 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Steven Schultz

steve@schultzinjurylaw.com

555 University Ave, 250

Sacramento, California 95825

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:53:31 AM

From: Rachelle Parks <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 7:12 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town

visitors. Seven years is long enough!

Rachelle Parks

rachelleparks@sbcglobal.net

240 Day Valley Rd.

Aptos, California 95003

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Host opposed to pilot program to ban short term vacation rentals
Date: Tuesday, November 9, 2021 8:52:53 AM

From: Tracy Jenkins <info@sg.actionnetwork.org>
Sent: Tuesday, November 9, 2021 7:47 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Host opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county.

It is vitally important that you take the time to truly understand the nature and value short term rentals bring to the county. Each host has their own reasons for sharing their homes with visitors- these reasons include the need for income to continue to live in the home, to preserving a family property which will be lived in for retirement, to truly desiring to provide home like stays for visitors. I pride myself on connecting our guests to all the county has to offer as well as employing service workers who will be without sustainable income if this proposed ban is passed.

Collectively STR's provide millions in TOT Taxes - and imagine if you were to create a thoughtful, forward thinking ordinance that allowed hosts to be permitted - your TOT would soar. You would be derelict in your duties if you don't consider the economic impact that this ban would create.

Out of the 4.5+ millions of visitors to the county each year I expect some 10-15% (or more) stay in short term rentals. Can the county afford to eliminate more than half a million guests and all the revenue they bring as tourists? These guests just don't visit places where they can't stay in a home. The economic decision you are considering is a long term disaster for Monterey County coffers.

I urge you to listen to STR guests, hosts and service workers. Your focus on "nuisance" STR's as the majority problem or that STR's are preventing affordable housing is misplaced and wrong. If you're going to spend our tax dollars on anything- spend it on a study so you understand the powerful economics that short term rentals provide. Then spend it on

creating a thoughtful process that allows us to become permitted.

I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5.

We, along with the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

Instead of banning STRs, out of fear and false narratives please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

We can do this - and it will benefit the entire county.

Tracy Jenkins

mamaj@me.com

3229 17 Mile Drive

Pebble Beach, California 93953

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short term Rental Pilot ordinance
Date: Tuesday, November 9, 2021 8:52:38 AM
Attachments: [calsbruling.pdf](#)

From: Jan Doelman <jpdoelman@gmail.com>
Sent: Tuesday, November 9, 2021 8:08 AM
To: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; ClerkoftheBoard <cob@co.monterey.ca.us>; GirardL@co.monterey.ca.us
Subject: Short term Rental Pilot ordinance

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Supervisors, Counsel for Monterey County

Our property along the south coast of Big Sur is providing house and needed income to the community of Big Sur. The property caretakers make a decent living working at Eselen and getting income from the Vacation rental on-site. The rental income from our place and the few others that exist along the south coast are providing needed income to the residents of the south coast. You may be aware that the jobs on the south coast don't pay well, the teachers in the Pacific Valley school district make 1/2 (see the Pacific Valley pay scale https://tb2cdn.schoolwebmasters.com/accnt_13391/site_13392/Documents/BSUSD_CertSalarySched.pdf) of what teachers make in neighboring Carmel School district. Typical jobs at PV school are not even full time, for this reason they are not able to buy homes or even pay a modest amount of money for rent. The locals often need to supplement their income.

In the event that all short term rentals are shut down, the rental properties are not likely to be affordable to the locals and the existing caretaker positions will either be eliminated (if a full-time host/caretaker is no longer needed) or they will receive far less money than they did when they were doing the hosting work. These properties are generally expensive, high-end properties. In our case the caretakers would likely be allowed to stay until we sell, but they would not receive tips, bonus money, and money for cleaning. This would be a hardship for the caretakers and for us, the owners. (note we also pay TOT).

Our property is in an area of 5 homes where none of the 5 main-homes are occupied by permanent residences. There are 3- caretaker permanent residences with accompanying empty or vacation rented main house, and 2 vacation homes owned by families for generations(these have no caretaker home or resident).

Next, I have been advised that the attached judgment related to the city of Santa Barbara enforcing vacation rentals.

This judgment found that the city must create an ordinance in order to govern short term rentals. I believe the situation is identical to what is currently happening in Monterey county at this time. Please see the attached document, I believe it is 100% applicable to the Monterey county. The judgment is short and easily understood. Please read it.

Regards, Jan Doelman

Filed 5/4/21

CERTIFIED FOR PUBLICATION
IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA
SECOND APPELLATE DISTRICT
DIVISION SIX

THEODORE P. KRACKE,

Plaintiff and Respondent,

v.

CITY OF SANTA BARBARA,

Defendant and Appellant.

2d Civ. No. B300528
(Super. Ct. No. 56-2016-
00490376-CU-WM-VTA)
(Ventura County)

Prior to 2015, the City of Santa Barbara (City) encouraged the operation of short-term vacation rentals (STVRs) along its coast by treating them as permissible residential uses. In June 2015, the City began regulating STVRs as “hotels” under its municipal code, which effectively banned STVRs in the coastal zone. The City did not seek a coastal development permit (CDP) or an amendment to its certified Local Coastal Program (LCP) prior to instituting the ban.

Theodore P. Kracke, whose company manages STVRs, brought this action challenging the new enforcement policy. Following a bifurcated trial, the trial court granted Kracke’s

petition for a writ of mandate enjoining the City's enforcement of the STVR ban in the coastal zone unless it obtains a CDP or LCP amendment approved by the California Coastal Commission (Commission) or a waiver of such requirement. The City appeals.

The goals of the California Coastal Act of 1976 (Pub. Resources Code, § 30000 et seq.; Coastal Act)¹ include “[m]aximiz[ing] public access” to the beach (§ 30001.5, subd. (c)) and protecting “[l]ower cost visitor and recreational facilities.” (§ 30213; see § 31411, subd. (d) [“A lack of affordable accommodations remains a barrier to coastal access”]; *Greenfield v. Mandalay Shores Community Assn.* (2018) 21 Cal.App.5th 896, 899-900 (*Greenfield*)). To ensure that these and other goals are met, the Coastal Act requires a CDP for any “development” resulting in a change in the intensity of use of or access to land or water in a coastal zone. (§§ 30600, subd. (a), 30106; *Greenfield*, at p. 898.)

The City contends the trial court erred by concluding the STVR ban constituted a “development” under the Coastal Act. But, as the court explained, “[t]he loss of [STVRs] impacted the ‘density or intensity of use of land’ and ‘the intensity of use of water, or of access thereto’ because STVRs provide a resource for individuals and families, especially low-income families, to visit the Santa Barbara coast. The unavailability of low-cost housing and tourist facilities was an impediment to coastal access.” Consequently, the Coastal Act required the Commission’s approval of a CDP, LCP amendment or amendment waiver before the ban could be imposed. (See *Greenfield, supra*, 21 Cal.App.5th at pp. 900-901.) There was no such approval. We affirm.

¹ All statutory references are to the Public Resources Code unless otherwise stated.

FACTUAL AND PROCEDURAL BACKGROUND

The City's LCP was certified in 1981 when STVRs were virtually nonexistent. The City maintains that STVRs are not legally permitted under either the LCP or its municipal code even though it allowed them to operate until 2015. The City only required the homeowner to register the STVR, to obtain a business license and to pay the 12 percent daily transient occupancy tax. The City's enforcement efforts focused on nuisance complaints about a particular STVR. In 2010 and 2014, the City identified owners who had failed to pay the 12 percent daily tax and offered them "amnesty" if they voluntarily complied. The amnesty program was not intended to curb the number of STVRs but rather to increase the City's tax revenue.

As of 2010, there were 52 registered STVRs paying daily occupancy taxes. By 2015, this number had increased to 349, including 114 STVRs in the coastal zone. In that fiscal year alone, the City collected \$1.2 million in STVR occupancy taxes.

In June 2015, City staff issued a Council Agenda Report advising that "[a]ll vacation rentals or home shares that are not zoned and permitted as hotels, motels, or bed and breakfasts are in violation of the Municipal Code." The City found that the proliferation of STVRs was driving up housing costs, reducing housing stock and changing the character of residential zones.

Following a hearing, the City Council unanimously directed its staff to proactively enforce the City's zoning regulations, "which prohibits hotel uses in most residential zoning districts." This action effected an STVR ban in residential areas and strict regulation of STVRs as "hotels" in commercial and R-4 zones. By August 2018, the 114 coastal STVRs had dwindled to just 6. As

one City councilmember observed, “[T]he door is closing on vacation rentals.”

Kracke filed this action on November 30, 2016. Six days later, the Commission’s Chair, Steve Kinsey, sent a guidance letter to local governments, including the City, outlining “the appropriate regulatory approach to vacation rentals in your coastal zone areas moving forward.” He explained: “[P]lease note that vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/or be authorized pursuant to a coastal development permit [CDP]. The regulation of short-term/vacation rentals represents a change in the intensity and use and of access to the shoreline, and thus constitutes development to which the Coastal Act and LCPs must apply. We do not believe that regulation outside of that LCP/CDP context (e.g., outright vacation rental bans through other local processes) is legally enforceable in the coastal zone, and we strongly encourage your community to pursue vacation rental regulation through your LCP.”

In January 2017, Jacqueline Phelps, a Coastal Commission Program Analyst, followed up with the City Planner, Renee Brooke. Phelps explained that the Commission “disagree[s] with the City’s current approach to consider residences used as STVRs as ‘hotel’ uses (pursuant to the City’s interpretation of the definition of ‘hotel’ included in the [Municipal Code] for the purpose of prohibiting or limiting STVRs in residential zones.” She directed Brooke to the 2016 guidance letter and again urged the City “to process an LCP amendment to establish clear provisions and coastal development permit requirements that will allow for STVRs and regulate them in a manner consistent

with the Coastal Act.” The Commission’s Deputy Director, Steve Hudson, sent a similar letter a few months later.

After considering the evidence, the trial court found that the City’s STVR enforcement policy constituted a “development” within the meaning of section 30106 of the Coastal Act. It issued a writ requiring the City to allow STVRs “in the coastal zone on the same basis as the City had allowed them to operate prior to June 23, 2015, until such time as the City obtains a coastal development permit or otherwise complies with the provisions of the Coastal Act”²

DISCUSSION

Standard of Review

In reviewing a judgment granting a petition for writ of mandate under Code of Civil Procedure section 1085, we apply the substantial evidence standard to the trial court’s factual findings. (*Cox v. Los Angeles Unified School Dist.* (2013) 218 Cal.App.4th 1441, 1444-1445.) On questions of law, including statutory interpretation, we apply the de novo standard. (*Hayes v. Temecula Valley Unified School Dist.* (2018) 21 Cal.App.5th 735, 746.)

The City Lacked Authority to Unilaterally Ban STVRs in the Coastal Zone

The Coastal Act is designed to “[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial

² Consistent with its prior correspondence with City staff, the Commission has filed an amicus curiae brief supporting Kracke’s claims. The League of California Cities’ amicus brief supports the City.

resources.” (§ 30001.5, subd. (a); *Fudge v. City of Laguna Beach* (2019) 32 Cal.App.5th 193, 200 (*Fudge*).) It also seeks to “[m]aximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.” (§ 30001.5 subd. (c); *Fudge*, at p. 200.) The Commission is charged with implementing the Coastal Act’s provisions and “is in many respects the heart of the Coastal Act.” (*Fudge*, at pp. 200-201.)

The Coastal Act tasks local coastal governmental entities, such as the City, with developing their own LCPs to enforce the Act’s objectives. (*Fudge, supra*, 32 Cal.App.5th at p. 201.) The LCP’s content is determined by the entity but must be prepared in “full consultation” with the Commission. (*Ibid.*) Once completed, the LCP is submitted to the Commission for certification. (§§ 30512-30513; *Fudge*, at p. 201.)

Although the Coastal Act does not displace a local government’s ability to regulate land use in the coastal zone, it does preempt conflicting local regulations. (§ 30005, subd. (a); *City of Dana Point v. California Coastal Com.* (2013) 217 Cal.App.4th 170, 200.) “[A] fundamental purpose of the Coastal Act is to ensure that state policies prevail over the concerns of local government.’ [Citation.]” (*Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal.4th 783, 794 (*Pacific Palisades*); see *Charles A. Pratt Construction Co., Inc. v. California Coastal Com.* (2008) 162 Cal.App.4th 1068, 1075 [“The Commission has the ultimate authority to ensure that coastal development conforms to the policies embodied in the state’s Coastal Act”].)

“[T]he Coastal Act [also] requires that any person who seeks to undertake a ‘development’ in the coastal zone obtain a [CDP]. (§ 30600, subd. (a).) ‘Development’ is broadly defined to include, among other things, any ‘change in the density or intensity of use of land’ Our courts have given the term ‘development’ [a]n expansive interpretation . . . consistent with the mandate that the Coastal Act is to be “liberally construed to accomplish its purposes and objectives.”” (*Greenfield, supra*, 21 Cal.App.5th at p. 900, citations omitted.) Thus, “development” under the Coastal Act “is not restricted to activities that physically alter the land or water. [Citation.]” (*Pacific Palisades, supra*, 55 Cal.4th at p. 796; *Surfrider Foundation v. California Coastal Com.* (1994) 26 Cal.App.4th 151, 158 “[T]he public access and recreational policies of the Coastal Act should be broadly construed to encompass *all* impediments to access, whether direct or indirect, physical or nonphysical”].)

Consequently, “[c]losing and locking a gate that is usually open to allow public access to a beach over private property is a ‘development’ under the Coastal Act. [Citation.] So is posting ‘no trespassing’ signs on a 23-acre parcel used to access a Malibu beach. [Citation.]” (*Greenfield, supra*, 21 Cal.App.5th at p. 900.) Fireworks displays also are considered developments even though not “commonly regarded” as such. (*Gualala Festivals Committee v. California Coastal Com.* (2010) 183 Cal.App.4th 60, 67.)

In *Greenfield*, a homeowners’ association (HOA) adopted a resolution banning STVRs in the Oxnard Shores beach community. The resolution affected 1,400 single-family units and imposed fines for violations. (*Greenfield, supra*, 21 Cal.App.5th at p. 899.) The City of Oxnard’s LCP, which was certified in

1982, did not mention STVRs, but Oxnard historically treated them as residential activity and collected transient occupancy taxes. (*Ibid.*)

A homeowner sought a preliminary injunction enjoining the HOA's STVR ban. In denying the request, the trial court rejected the Commission's position that the ban constituted a "development" under the Coastal Act. (*Greenfield, supra*, 21 Cal.App.5th at p. 899.) We reversed the court's order, noting "the [STVR] ban changes the intensity of use and access to single-family residences in the Oxnard Coastal Zone. [STVRs] were common in Oxnard Shores before the . . . ban; now they are prohibited." (*Id.* at p. 901.) As we explained, "[t]he decision to ban or regulate [STVRs] must be made by the City and Coastal Commission, not a homeowner's association. [The] ban affects 1,400 units and cuts across a wide swath of beach properties that have historically been used as short term rentals." (*Id.* at pp. 901-902.)

The same is true here. Although the City, rather than a private entity, imposed the coastal STVR ban, it also was accomplished without the Commission's input or approval. The LCPs in both cases were certified in the 1980s, decades before STVRs became popular due to the availability of Internet booking services. The City incorrectly contends that because STVRs are not expressly included in the LCP, they are therefore excluded, giving the City the right to regulate them without regard to the Coastal Act. As we clarified in *Greenfield*, regulation of STVRs in a coastal zone "must be decided by the City *and* the Coastal Commission." (*Greenfield, supra*, 21 Cal.App.5th at p. 901, italics added.) The City cannot act unilaterally, particularly when it not

only allowed the operation of STVRs for years but also benefitted from the payment of transient occupancy taxes.

In other words, the City did not merely “turn a blind eye” to STVRs. It established procedures whereby a residential homeowner could operate a STVR by registering it with the City, obtaining a business license and paying the 12 percent daily transient occupancy tax. When the City abruptly changed this policy, it necessarily changed the intensity of use of and access to land and water in the coastal zone. (§§ 30600, subd. (a), 30106; *Greenfield, supra*, 21 Cal.App.5th at p. 901.) Instead of 114 coastal STVRs to choose from, City visitors are left with only 6. This regulatory reduction is inconsistent with the Coastal Act’s goal of “improv[ing] the availability of lower cost accommodations along the coast, particularly for low-income and middle-income families.” (§ 31411, subd. (e).)

We agree with the trial court that “[t]he City cannot credibly contend that it did not produce a change because it deliberately acted to create a change” in coastal zone usage and access. This change constituted a “development” under the Coastal Act and, as such, required a CDP or, alternatively, an LCP amendment certified by the Commission or a waiver of such requirement.³ (See *Greenfield, supra*, 21 Cal.App.5th at pp. 901-902.) Without the Commission’s input and approval, the court appropriately struck down the City’s STVR regulation in the coastal zone.

As for the City’s argument that the Coastal Act exempts abatement of nuisances allegedly caused by STVRs, the City

³ The record reflects that the City submitted an LCP amendment in 2018. That amendment is pending before the Commission.

waived that issue by informing the trial court it was not “making the nuisance argument.” (See *Nellie Gail Ranch Owners Assn. v. McMullin* (2016) 4 Cal.App.5th 982, 997.) Nor are we persuaded that the political question and separation of powers doctrines apply. The decision whether to ban or regulate STVRs in the coastal zone is a matter for the City and the Commission to decide. (*Greenfield, supra*, 21 Cal.App.5th at pp. 901-902.) The trial court appropriately expressed no opinion on the issue and none should be inferred from either its ruling or our decision.

DISPOSITION

The judgment is affirmed. Kracke shall recover his costs on appeal.

CERTIFIED FOR PUBLICATION.

PERREN, J.

We concur:

YEGAN, Acting P. J.

TANGEMAN, J.

Mark S. Borrell, Judge
Superior Court County of Ventura

Ariel Pierre Calonne, City Attorney, Robin Lewis, Assistant City Attorney; Best Best & Krieger, Christi Hogin and Amy Hoyt for Defendant and Appellant.

Rutan & Tucker and Philip D. Kohn for League of California Cities as Amicus Curiae on behalf of Defendant and Appellant.

Nossaman, Steven H. Kaufman; Crescent Cheng; Rogers, Sheffield & Campbell, Travis C. Logue and Jason W. Wansor for Plaintiff and Respondent.

Xavier Becerra, Attorney General, Daniel A. Olivas, Assistant Attorney General, Andrew M. Vogel and Norma N. Franklin, Deputy Attorneys General, for California Coastal Commission as Amicus Curiae on behalf of Plaintiff and Respondent.

CHARLES B. HAWLEY

3 Vista Ladera
Carmel Valley, CA 93924
831.649.3694

RECEIVED
MONTEREY COUNTY

2021 NOV -8 AM 9:36

CLERK OF THE BOARD
CASANDRA QUINTERO
Cassandra Quintero
DEPUTY

Clerk of the Board
P.O. Box 1728
Salinas, CA 93902

November 5, 2021

RE: DO NOT BAN STRs

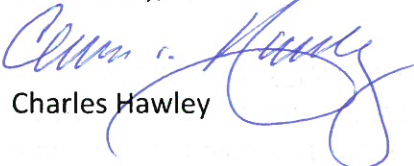
I am writing to you to express my surprise and concern that you are considering banning short term rentals in District Five. My son and I have managed our vacation rental at my guest home in Carmel Valley for over thirteen years. My wife and I live in the main home and we have never had any problems with our guests or neighbors.

It has been a great pleasure to get to know our guests, make local recommendations and read the many satisfactory reviews. We also enjoy the income, employing housekeepers, and the ability to donate stays to charities for auction. We have also enjoyed trading for STRs in Sarasota, FL; Ashland, OR; and Kona, HI.

I know our STR is a positive for the area. We have paid over \$22,374 in TOT to date. The income has allowed us to maintain our property in a better fashion than if we did not have the STR income.

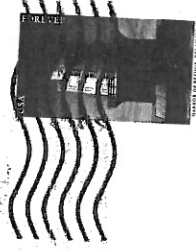
I could go on and on, however, I want to keep this letter short in hopes you might read it. I know you are under pressure from a recent letter writing campaign by Priscilla Walton and the Carmel Valley Association. They do not represent everyone in "The Valley" even though they think they do. Please do not cave to their pressure. Come up with a simplified system for STRs and we will all be better served. Do not ban STRs!

Yours Truly,


Charles Hawley

CHARLES B. HAWLEY
REAL ESTATE & MORTGAGE INVESTMENTS
P.O. BOX 3044
MONTEREY, CA 93942

SAN JOSE CA 950
5 NOV 2021 PM 1 L



MONTEREY, CA
NOV 5 - 8 AM 9:00

CASANDRA QUINTERO
Casandra Quintero

Clerk of the Board
P.O. Box 1728
Salinas, CA 93902

93902-172828



From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:21:59 PM

From: anina marcus <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:21 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

anina marcus

aninamar12@gmail.com

95 corona way

carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:21:45 PM

From: Lois Merritt <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:26 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Lois Merritt

loislm2000@yahoo.com

11285 Avion Rd, Atascadero, CA

Atascadero, California 93422

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:21:31 PM

From: Amy A Butler <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:33 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Amy A Butler

amyackerb@gmail.com

2604 Escondido Cove

Austin, Texas 78703

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:21:18 PM

From: April Montgomery <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:35 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect

neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

April Montgomery

aprilmontgomery1984@gmail.com

751 Cannery Row #109

Monterey, California 93940

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:21:01 PM

From: John Meler <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:55 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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John Meler

john.meler@softechdesign.biz

2511 Leafwood Dr

Camarillo, California 93010

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:20:41 PM

From: Jarrett anderson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 12:10 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Jarrett anderson

jarrett@anderson-llc.com

1160 Victor Stahl Road

Sandy, Texas 78768

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:20:29 PM

From: Clay Anderson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 12:17 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long

enough!

Clay Anderson

clayanderson1235@gmail.com

1409, Wathen Ave

Austin, Texas 78703

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:20:13 PM

From: Deborah Rard <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 12:19 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

My family and friends have made Monterey a favorite destination for many years. Although we have occasionally stayed in hotels, they are not nearly as relaxing and satisfying as a short term rental property. We like having a base from which we can visit shops, restaurants, and the aquarium. We also like being able to gather comfortably and cook meals and watch movies together.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and

celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Deborah Rard

quiltyparty@gmail.com

4363 Claremont Way

Livermore , California 94550

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:19:57 PM

From: Cynthia Chrystal <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 12:21 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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enough!

Cynthia Chrystal

chrymc@att.net

61758 Tam McArthur Loop

Bend , Oregon 97702

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:19:40 PM

From: Byron McLean <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 12:46 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

It's great to hear that you're taking the time to consider carefully the ways that the tranquility and accessibility of the beautiful Monterey County area can be enjoyed and the local economy can benefit from tourism income.

We're from New Zealand and housed our family of six in an STR for nearly a two week period, visiting nearby restaurants, businesses and attractions from our tranquil valley stay.

Since that trip, we had helped take steps to all come together to wed some friends in the presence of guests from out of state and other locales. I myself arranged my license as a Deputy Marriage Commissioner and greatly looked forward to returning to other STRs and spending another week in Monterey.

I support your intention to ensure that local residents aren't disturbed by poorly regulated, transient accommodation and that the availability of affordable housing is maintained.

I would encourage you to look for alternatives to an entire ban on STR accommodation however, as this blunt instrument, quickly applied will no doubt prevent visitors and tourism like myself and others from enjoying Monterey and contributing to the local economy as we have been able to in the past.

Thank you for your time in considering my point of view.

Let's get clear on the problem and find some smart options that we can find middle ground on that can start being applied, without any unintended consequences.

Regards.

Byron McLean

byronmclean@gmail.com

86 Fisher-Point Drive

Auckland, Auckland 1010

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STONGLY Opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:19:25 PM

From: Maya Pechak <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 12:53 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STONGLY Opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an Homeowner since I was 24 years old, as well as a wrongly accused STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. My strongest reason, it is allows the middleman in charge, at an hourly rate of pay, to submit fines and accusations, often times without one shred of evidence. This happened to me, and I could not afford an attorney to fight it, and as a result I was forced me to sell my long term rental, which was fully documented as a long term rental to NPGS Graduates, in order to survive and to pay fines and move away from Pacific Grove. The City of my childhood.

THROUGHOUT TIME, and as a child of WW2 survivors, always told of life of elders and widows have survived pandemic, wars, post war, and the Great Depression, by renting ' ROOM and BOARD' throughout history. It NEVER changed our sense of community, or brought horrible experiences to our Coastal area. People who own homes, need to survive in the same way, need be able to celebrate there commitment by renting to whomever they please. The STR venue is a safe way to enjoy doing just that. One knows MORE ABOUT who is a guest, than a long term renter! My long term renters never came with 'reviews' of what type of guest, renter, tenant they are? Think about it. There are very few ways to an elder, a working Mom, or even a disabled person to live and earn. Why is this a bad choice for the County?

I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not

address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough lets MAKE MONEY for our County and allow everyone to enjoy our blessed life here!

Maya Kakis Pechak, a victim of the City of Pacific Grove as they committed fraud,
In my opinion and with clear evidence, in 2019

Maya Pechak

4MayaMail@Gmail.com

21 UPPER RAGSDALE DR, STE 202

Monterey, California 93940

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:19:12 PM

From: Suzanne Bell <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 1:05 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Suzanne Bell

suzrbell@gmail.com

1601 Watchhill Rd

Austin, Texas 78703

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:18:44 PM

From: Amber Japhet <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 1:29 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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enough!

Amber Japhet

asjaphet@gmail.com

3216 Napier Park #200

San Antonio, Texas 78231

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:18:32 PM

From: Karen Shannon <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 1:46 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Karen Shannon

karenvshannon@gmail.com

2300 Barton Creek Blvd

Austin, Texas 78735

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:18:18 PM

From: Joe Birdwell <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 2:03 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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enough!

Joe Birdwell

jbirdwell@amsw.net

PO Box 1146

Salado, Texas 76571

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:17:47 PM

From: Becky Sherwood <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 2:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I love staying in vacation rentals and will go to another location if Monterey bans them. Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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economy, and provide a much needed service to out-of-town visitors. Seven years is long enough! Thank you. Becky

Becky Sherwood

sherwoodbecky@yahoo.com

7303 Colgate Ave

Dallas, Texas 75225

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 3:17:29 PM

From: SUSAN STEIN <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 2:10 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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SUSAN STEIN

s.steinphd@gmail.com

516 18th Street

Santa Monica, California 90402

Dear Clerk of the Board,

11-1-2021

There are some rumors and false statements that STR's have gotten worse? These statements are unfounded and lack validity. In our own experience as home hosts, the story is quite different than what is being cited by Monterey County Supervisor, Mary Adams for District 5. Let me tell you of our own story renting two bedrooms in our home, welcoming guests who come to enjoy our area responsibly and at a reasonable rate. These guests help support local businesses and venues by spending vacation dollars locally that may not otherwise be possible. Regarding our environmental and community "footprint" the imprint is negligible. We have on site parking and greet each and every guest as they arrive. Losing the income from this ban would result in us having to relocate from a community we love. Not every STR is a horror story of noise and neglect as currently being portrayed in the latest desperate attempt to address the issue.

Please adopt a county ordinance that is fair to all concerned. Many municipalities with the challenges of inland and coastal community rentals have handled this delicate and controversial issue in very productive ways. By using the heavy hand of government to shut everyone down with the threat of losing income is unjust and capricious in its nature. All the citizens realize just how complicated this issue is and most everyone cares deeply about our neighborhoods and community. Let's not buckle to the fear tactics of a few and consider a reasonable ordinance for the good of the community and its citizens, all of us!

CVA's Pris Walton said she and her group "do not want to ban short term rentals in Carmel Valley, but they want to put limitations on them" quoted from The Carmel Pine Cone article October 29-November 4, 2021 edition. This statement alone shows there is common ground with a thoughtful, well structured County ordinance. Please rescind the idea of a pilot program that essentially bans all short term rentals. The devastation from such a radical pilot program implementation is unconscionable and incalculable.

Signed,


Renata Barnwell

renata.barnwell@gmail.com

RECEIVED
MONTEREY COUNTY

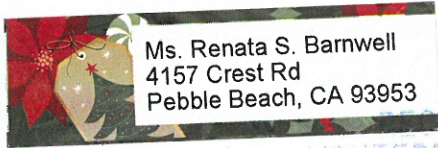
2021 NOV -8 AM 11:01

CLERK OF THE BOARD

EMMANUEL H. SANTOS

Emmanuel H. DEPUTY

Santos



Ms. Renata S. Barnwell
4157 Crest Rd
Pebble Beach, CA 93953

RECEIVED
MONTEREY COUNTY

2021 NOV -8 AM 10:45

CLERK OF THE BOARD
EMMANUEL H. SANTOS

Emmanuel H. Santos
DEPUTY

SAN JOSE CA 950

2 NOV 2021 PM 4 L



Clerk of the Board
PO Box 1728
Salinas Ca 93902

93902-172828



November 3, 2021

Clerk Of The Board
PO Box 1728
Salinas Ca 93902
cob@monterey.ca.us

RECEIVED
MONTEREY COUNTY
2021 NOV -8 AM 11:01
CLERK OF THE BOARD
EMMANUEL H. SANTOS

Emmanuel
H. Santos
DEPUTY

**RE: Board of Supervisors Meeting December 7, 2021
Short Term Rentals District 5**

Dear Supervisor Adams, Alejo, Phillips, Lopez, Askew,

Kathleen Baker and I were both born in Monterey County in District 5. We own a mountain top property in the Upper Carmel Valley in Cachagua and have lived there for over 35 years. It is a 16-acre property and our nearest neighbor is over 1,500 feet away.

Our property is improved with a main house which we built in 2000 and a Caretakers Cottage that was built previously. Our property is fully legal and permitted.

In April of 2010 we decided to offer our Caretakers Cottage to the Public as a Short Term Rental. (See attached Monterey County Treasurer-Tax Collector letter dated May 4, 2010 Lou Solton, Registration Form Uniform Transient Occupancy for Ordinance No. 1404 County of Monterey, State of California April 24, 2010 and Transient Occupancy Registration Certificate No. 312 dated May 4, 2010)

We were not interested in a long term tenancy because the cottage was used quite often for visiting friends and family.

We market the cottage thru VRBO and Air B&B. We only allow two guests maximum and additional visitors are not allowed. Prior to guest arrival we send them detailed information with our recommendations and about what is offered in the Carmel Valley Village and the Peninsula Cities and Monterey County. It includes restaurants, grocery stores, farmer's markets, tasting rooms, spa's, parks. Beaches, trails, events, most everything two long time locals would know! This gives our guests a feel of what our fantastic area offers prior to their arrival.

Kathy or I welcome and greet our guests upon their arrival and give them a tour of the property and the cottage. We enjoy meeting our guests personally and want to assure them that we will be next door if they require anything. Personal hospitality is the key to our success.

For over the ten years we have operated our short term rental we have never had a complaint from neighbors, the County or anyone!

Since we began the short term rental in 2010 I have attended Planning Commission Meetings, dealing with STR'S, too numerous to count. I would leave these meetings shaking my head in frustration! Now the County is rushing a complete shut down of Short Term Rentals in the 5th district without any opportunity to work out a reasonable solution.

There really is no County process to simply get a permit to operate a short term rental or we would have gotten one!!!


If the 5th District is shut down to short term rentals there will be numerous job opportunities lost. Monterey County will lose \$2.2 million in TOT revenue annually. The local economy will lose well over \$100 million in local economic benefits. This is spending in restaurants, bars, grocery stores, art galleries, wine tasting rooms,

local attractions. Plus, plus. Business owners and their employees will be heavily impacted!

What has happened to the right for every property owner to enjoy his property, to lease it as he wishes and to who and for how long he desires.

Visitors are going to continue to visit our fantastic area. Car week will not get smaller. Laguna Secca will not allow attendance to be cut. The aquarium is not going to close. The ATT&T Pro Am is not going to leave Pebble. Short Term Rentals are good for the County they help disperse the amount of visitors we have and they allow people with smaller budgets to visit our wonderful area.

Please do not vote to shut down Short Term Rentals in Monterey County. Let's work together to create a policy to improve them. Thank you for your attention to this letter.

The image shows two handwritten signatures in black ink. The top signature is for Salvatore Rombi, written in a cursive style. The bottom signature is for Kathleen Baker, also in cursive.

**SALVATORE ROMBI
KATHLEEN BAKER
26 TRAMPA CANYON
CARMEL VALLEY, CA. 93924
831-659-1111**

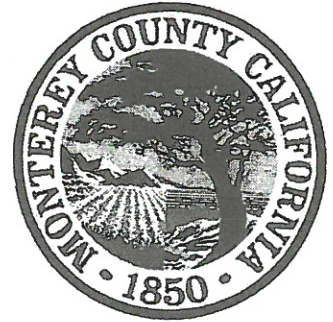
MONTEREY COUNTY

TREASURER-TAX COLLECTOR

Louis G. Solton, Treasurer-Tax Collector

Mary A. Zeeb, Assistant Treasurer-Tax Collector

Tax Collection Division
P.O. Box 891
Salinas, CA 93902
(831) 755-5057
FAX (831) 759-6623
(831) 647-7857
(831) 385-8357



May 4, 2010

Baker, Kathy & Sal Rombi

Baker, Kathy & Sal Rombi

26 Trampa Canyon

Carmel Valley, CA 93924

Re: Transient Occupancy Tax, Ordinance, Chapter 5.40

Dear Baker, Kathy & Sal Rombi

I would like to take this opportunity to welcome you and your facility to Monterey County as a new operator.

Please find enclosed your new Transient Occupancy Tax Certificate. This Certificate authorizes you to collect the TOT on behalf of the county and must be posted on the premises.

The Transient Occupancy Tax must be collected unless the guest qualifies for exemption from the tax. (See enclosed exemption form and Ordinance).

Returns and remittances to the County will be required on a quarterly basis as follows:

QUARTERLY PERIOD

July, August, September
October, November, December
January, February, March
April, May, June

DUE DATE

October 31
January 31
April 30
July 31

Necessary forms will be provided to you for each quarter. If you do not receive your reporting form it is your responsibility to obtain the form from this office. Transient Occupancy Taxes collected are to be considered a trust account held aside for payment to Monterey County. No such portion of said tax is hotel, or operator revenue. The TOT Ordinance requires you to retain your records for a period of three years as they are subject to periodic audit by the county. In order to keep your account active, it is necessary for you to file a Tax Return every quarter. If you have no taxes to report, please file a zero tax return by the filing deadline.

We have included copies of The Ordinance and forms for exemptions along with instructions and rules. Please study this information carefully. If you have any questions please contact Scott Walker, at (831) 755-5317 or by email at walkers@co.monterey.ca.us.

Please also pay special attention to the due dates above. Penalties are strictly enforced on late filings of Transient Occupancy Taxes. Payments postmarked at the U.S. Post Office by the due dates above will be accepted without penalty.

I wish you the best success in your new business.

Sincerely,


LOU SOLTON
MONTEREY COUNTY TAX COLLECTOR



REGISTRATION FORM
UNIFORM TRANSIENT OCCUPANCY
ORDINANCE NO. 1404
COUNTY OF MONTEREY, STATE OF CALIFORNIA

PAGE 1 OF 2

Date April 24, 2010

Certificate Number _____

(To be assigned by Tax Collector)

To: **LOUIS G. SOLTON, MONTEREY COUNTY TREASURER-TAX COLLECTOR**
P.O. Box 891
Salinas, California 93902-0891

PLEASE PRINT OR TYPE

1) Name of Operator Kathy Baker, Sal Rombi
(See Section 5.40.020 (C) of Ordinance for Definition of Operator)

2) Operator's Title Property Owner

3) Name of Business Establishment:

4) Street Address of Business Establishment:
26 Trampa Canyon, Carmel Valley, Ca. 93924

5) Telephone Number of Business Establishment: (831) 659-0456

6) Mailing Address of Business Establishment:
26 Trampa Canyon, Carmel Valley, Ca. 93924

7) Residence Address of Operator:
26 Trampa Canyon, Carmel Valley, Ca. 93924

8) Operator's Residential Telephone Number: (831) 659-0456

9) Establishment Located on Assessor's Parcel Number: (attach sheet if more space is needed)
AP# 418-231-023

10) Length of Time You Have Operated This Business: Just starting. Have not ever had a guest.

11) Type of Organization:

Individual _____ Partnership x Corporation _____

Other (Please Specify) ~~Other~~

12) If Operator is not Owner of Business, complete the following:

Owner Kathy Baker

Address 26 Trampa Canyon Carmel Valley, Ca. 93924

Telephone Number 831.939.0450

13) Names of Partners or Corporation Officers:

Kathy Baker owner 26 Trampa Canyon Carmel Valley, Ca. 93924
(Name) (Title) (Address)

Sal Rombi " " " "
(Name) (Title) (Address)

(Name) (Title) (Address)

14) Number of Occupancy Units.-(attach sheet if more space is needed)

1 @ \$ 250.00+ _____ @ \$ _____ _____ @ \$ _____
_____ @ \$ _____ _____ @ \$ _____ _____ @ \$ _____
_____ @ \$ _____ _____ @ \$ _____ _____ @ \$ _____

Total Number of Units _____

15) Percentage of Occupancy (From Experience):

Percentage of Occupancy 30 days or less 0

Percentage of Occupancy 31 days or more 0

Total Percentage of Occupancy 0

16) If Item Number 9, on the reverse side of this form was not completed, you must attach the complete legal description of the real property upon which this business is located must be provided:

Applicant herein agrees to comply with requirements of the Monterey County Transient Occupancy Tax Ordinance Chapter 5.40.

Signature

Title

Date

[Signature]
Prop Owner
4/29/2010

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE ON THE PREMISES
COUNTY OF MONTEREY
TRANSIENT OCCUPANCY REGISTRATION CERTIFICATE
ORDINANCE NUMBER 1404

CERTIFICATE NO.

312

REFER TO ABOVE CERTIFICATE
NUMBER IN ALL CORRESPONDENCE

Date: May 4 2010

This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the uniform Transient Occupancy Tax Ordinance by registering with the Tax Collector for the purpose of collecting from transients the Transient Occupancy Tax and remitting said tax to the Tax Collector this certificate does not authorize any person to conduct any unlawful business or conduct any lawful business in an unlawful manner nor to operate a Hotel without strictly complying with all local applicable laws including but not limited to those requiring a permit from any Board Commission Department or office of this County. This certificate does not constitute a permit this certificate becomes void upon any change of ownership or location whatsoever. Notify the Tax Collector immediately upon any change.

The below listed Business is hereby authorized pursuant to ordinance #1404, Monterey County, to collect the Transient Occupancy Tax imposed thereby for transmittal to the County Tax Collector.

Baker, Kathy & Sal Rombi
26 Trampa Canyon
Carmel Valley, Ca. 93924

LOUIS G. SOLTON - TREASURER/TAX COLLECTOR

By: _____

Patricia R.
Deputy Tax Collector

Sal Rombi
26 Trampa Cyn.
Carmel Valley, CA 93924

SAN JOSE CA 95

3 NOV 2021 PM 3



RECEIVED
MONTEREY COUNTY

231 NOV -8 AM 10:45

CLERK OF THE BOARD
EMMANUEL H. SANTOS
Emmanuel H. DEPUTY
Santos

Clerk of the Board

Mailing Address:
PO Box 1728
Salinas Ca 93902

93902-172828



From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:15:30 PM

From: debbie watson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:13 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

We love travelling to the area but the hotels are expensive and not always available for our dates. STR gives us a feeling of a home away from home to enjoy Monterey County. If hotels were are only option, our travels to Monterey County would be limited and our cut short due to the high rates the hotels charge. Seems to me there is a happy medium for all.

debbie watson
watsond68@yahoo.com
1351 Chestnut St
Paso Robles, California 93446

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:15:22 PM

From: Jason Victor <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:11 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As a family that has stayed in multiple Monterey County cities through various platforms of short-term vacation rentals, and plan to many, many more times in the future, I urge your decision making body to not pass the ban as proposed. I agree all of these rentals should be operating under appropriate permits, but I also agree that a permitting mechanism must exist that allows access for not just a limited few. Thank you for your consideration.

Jason Victor
jasonvictor@me.com
129 Aragon Blvd
San Mateo, California 94402

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:15:13 PM

From: Kelly Pire <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:06 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

It would be heartbreaking to have vacation rentals shut down in the Monterey Bay area because of the ability to rent a beautiful home that I could never afford in the Bay Area and

enjoy the spectacular coastline of Monterey County. We love taking friends and cooking, visiting restaurants and hiking while enjoying some of the most fabulous views in the world. This move would force us to move further up or down the coast to more tourist friendly locations in order to have the same experiences we have enjoyed in Pebble Beach, Pacific Grove and Monterey. Please rethink this ban as I believe it could only hurt your economy.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Kelly Pire

kelly@thedude.com

247 4TH ST APT 210

Oakland, California 94607

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:14:22 PM

From: Chris Collier <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:56 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

I have had two great family vacations in Carmel Valley and hope to come back again.....don't pass this ordinance!

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Chris Collier

ccollier@financialguide.com

7162 Regiment Dr

Cincinnati, Ohio 45244

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:14:13 PM

From: Robin McKee <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:33 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish

their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Robin McKee

robinm1668@aol.com

1193 Fourth Street

Monterey, California 93940

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:14:04 PM

From: Tora Stoneman <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:39 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Tora Stoneman

tora_stoneman@yahoo.com

8 Alturas Way

Tamalpais, California 94941

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:13:35 PM

From: Nora Seaborn <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 8:50 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town

visitors. Seven years is long enough!

Nora Seaborn

nora@carmelriviera.com

225 The Crossroads, Suite 413

Carmel, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:13:19 PM

From: David Alper <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 9:24 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

David Alper

dalper400@gmail.com

516 18th Street

Santa Monica, California 90402

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:13:01 PM

From: Carol Trower <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 10:33 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

We choose to stay in a vacation rental home when we visited your beautiful state to give my 85 year old father a wonderful vacation with all of his children. It had been a life long dream of his to visit the California coast line, driving highway 1, visiting Big Sur, the General Sherman tree and Yosemite National Park. Staying in a hotel would have meant each family unit would have been separated from our dad. The vacation rental home meant that we were all able to stay in one large house as a family unit, for my sisters and brother and his family to interact with dad with out having to go in and out of hotel rooms which are most often on different floors. The host were gracious, and gave us so much information on your beautiful community that we all thoroughly enjoyed our visit to your community. They provided a wonderful vacation our father and our entire family will never forget.

Now, the hosts of the vacation home that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

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Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Thank you for your consideration.

Respectfully,

The family of John R. Thompson Sr.
Carol and Joe Trower
John Jr. and Mary Thompson
Donna Bay
Cheryl Thompson

Carol Trower
ctrower@qmp.com
1557 Stoney Creek Road
Robertsville, Missouri 63072

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short Term Rentals in District 5
Date: Monday, November 8, 2021 2:12:51 PM

From: Vicki McMillan <vickimcmillan@me.com>
Sent: Monday, November 8, 2021 10:39 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Short Term Rentals in District 5

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Board of Supervisors:

I live in District 5 and understand that there is a tentative plan to block all short term rentals. I am writing to plead with you NOT to block these rentals.

I have understood all along that there may be limitations going forward and I have followed all the rules from the beginning..I have paid the required TOT every quarter and have participated in county meetings.

I was divorced 10 years ago and my income from Covid Shutdown has been deeply impacted. I rent my house less than 30 days a year. This income has allowed me to complete costly repairs on my home and has protected the integrity of my only asset. I am 60 years old and need this income to keep my house.

I have never had a complaint from my neighbors and my guest have all been good citizens.

I know the squeaky wheel often gets the grease..but the arguments I have heard about ending STR's have been exaggerated and involve only a few bad actors.

Dont punish us needlessly. To say we can apply for "use permits" is a non-sequitur. Grandfather in the existing compliant STR's and limit the number of nights for rental..but please dont pull the rug out from under us. This is critical income to survive during these uncertain times.

Sincerely,

Vicki McMillan
831-238-5202

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Hotels do NOT offer the amenities I was when I come to enjoy the coast, the golf, the outdoors and more
Date: Monday, November 8, 2021 2:12:40 PM

From: Tracy Anderson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 10:56 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Hotels do NOT offer the amenities I was when I come to enjoy the coast, the golf, the outdoors and more

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

It would be heartbreaking to lose these places that we have called our home away from home for many years; in fact, decades!!!!

Tracy Anderson

tracy@anderson-llc.com

1409 Wathen Ave

Austin, Texas 78703

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Hotels do NOT offer the amenities I was when I come to enjoy the coast, the golf, the outdoors and more
Date: Monday, November 8, 2021 2:12:29 PM

From: Tracy Anderson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 10:56 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Hotels do NOT offer the amenities I was when I come to enjoy the coast, the golf, the outdoors and more

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Tracy Anderson

tracy@anderson-llc.com

1409 Wathen Ave

Austin, Texas 78703

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:12:16 PM

From: Bruce Cameron <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:03 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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enough!

Bruce Cameron

bcameron87@sbcglobal.net

1095 Hilltop Dr

Redding, California 96003

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:12:04 PM

From: james japhet <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:00 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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james japhet

jhjaphet@yahoo.com

3216 Napier Park #200

San Antonio, Texas 78331

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:11:46 PM

From: Brenda Callahan Johnson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 11:02 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Brenda Callahan Johnson

brenda@meecedcaa.org

6330 Jonah

Atwater, California 95301

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:10:32 PM

From: Lydia Bornino Lyons <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:40 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

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Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

lydia Bornino Lyons

BORNLYONS@hotmail.com

3209 SERRA AVE

CARMEL, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 2:10:19 PM

From: Lydia Bornino Lyons <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:40 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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lydia Bornino Lyons

BORNLYONS@hotmail.com

3209 SERRA AVE

CARMEL, California 93923

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short Term Rentals
Date: Monday, November 8, 2021 1:37:43 PM

From: Rustigan, Jacci <bss@wnsmith.com>

Sent: Friday, November 5, 2021 1:58 PM

To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>

Subject: Short Term Rentals

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Please find our comments below:

RE: Short Term Rentals

Pro Short-Term Rentals

Our owner, has had to place two of his properties up for sale due to the new restrictions for short term rentals. With firsthand experience managing hotels and short-term rentals, I can say that the cleanliness in STRs far exceed that of hotels. All bleach products are used, hot water, chemical disinfectant sprayed throughout the property to ensure all bacteria is eliminated. This is not common for hotels. They allow their housekeepers 25-30 minutes to clean a normal guest room.

Implying that STRs are a danger to the public is wrong. Allowing hotels to operate without stricter cleanliness guidelines is wrong.

In researching the proposed loss of TOT revenue for 2020-2021, which is a projected loss of over a \$10,000,000.00 per quarter due to Covid 19, we found that the sale of *CANNIBUS* is allowed to generate revenue, however we're trying to restrict HARD WORKING AMERICANS from renting their homes for additional income to see them through this pandemic and maintain a better quality of life?

We feel that a decision on Short Term Rentals during the Coronavirus is irresponsible as the County, its residents and the local economy need every bit of revenue available to overcome the disastrous financial impact of 2020-2021.

We employed three part time individuals and three full time staff who would lose their income should the decision be effective in the near future. Due to the changes, we have had to let our full-time staff go. Very irresponsible of the county.

We believe that if a valid complaint were filed against a short-term rental owner more than twice, then of course that short term rental owner should be reprimanded with the possibility of terminating that rental property. Everyone should be proactive and responsible.

Thank you for your time and consideration.

--

YGM Air
1164 Signal Hill Road
Pebble Beach, CA 93953

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STRs in Carmel Valley
Date: Monday, November 8, 2021 1:37:14 PM

From: Kirsten Honeyman <ekhoneyman@gmail.com>
Sent: Friday, November 5, 2021 2:00 PM
To: 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>
Cc: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>
Subject: STRs in Carmel Valley

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Dear Supervisor Adams:

In 2006, we bought a home in Carmel Valley in anticipation of retiring and moving to the area. After several financially stressful years of paying for the property out of our cash flow, we decided to offer the house for occasional vacation rentals. Supplementing our income in this way has made it possible to keep ownership of our home—a well-loved spot for multi-generational family gatherings and a place for my husband and myself to retreat from our busy and stressful jobs as Clinical Psychologists. We have recently retired and are nearer to our dream of living in Carmel Valley, but we still have a high mortgage payment and need supplemental rental income for a few more years to reach our goal of living year round in the house. For this reason, we are extremely concerned about the proposed ordinance to shut down all STRs in District 5.

Our Carmel Valley home is on five acres of land and is surrounded by peaceful woods. We vet our renters closely and have strict rules and regulations prohibiting parties or events of any kind. Our renters come for the peace and quiet, and they are well aware that they need to keep noise to a minimum. We have had a wonderful level of compliance and none of our neighbors have an issue with the rental of our home. We have never had a nuisance complaint filed against us.

In summary, we are well-intentioned people who have been good citizens of the Carmel Valley community since 2006. Using our home in the way we do makes it a valuable asset to Monterey County:

- We pay TOT and property taxes
- We are respected and respectful members of our neighborhood
- We spend our own money in the area, supporting local businesses, services, and organizations (For example, we have a family membership to the Monterey

Bay Aquarium.)

- We offer a 5-star-rated home to visitors who are interested ***specifically*** in what we have to offer (These visitors will ***not*** be staying in local hotels if they are unable to rent our house; they will simply vacation in some other locale where private homes are available to rent.)
- Our visitors support local businesses, services, and organizations

This letter would not be complete without your hearing from a few of our renters:

Relaxing getaway

5/5 * * * * *

Stayed Jun 2021

Yee Chieh C.

Our family had a truly memorable time at the property. It was tranquil and a much-needed break from the hustle of everyday life. My dad described the experience as "paradise" and enjoyed spending time in the garden and resting in the hammocks under the shade. The kitchen had everything we needed, including some plates/utensils that our toddler could use! The beds were comfortable and we enjoyed all the little thoughtful extras sprinkled throughout the house...Our family would absolutely recommend this place without hesitation and would definitely stay again if we had the opportunity.

Published Jun 23, 2021

Beautiful and serene getaway

5/5 * * * * *Stayed Apr 2021

Daniel D.

We drove up from LA for a quick, relaxing getaway at this property, and we couldn't have been happier with our choice. Once we finally wound our way up the hills and arrived, the stress just melted away. The house is full of windows spilling natural light everywhere, and the views are stellar. The grounds include a beautiful terraced garden with plenty of spots to sit and relax. Our 5 year old loved running around, and even spotted a family of deer. We cooked dinners in the well-appointed kitchen, sat on the terrace with coffee and wine, and just soaked in the peaceful surroundings. Definitely worth the drive.

Published Apr 10, 2021

Peace and tranquility

5/5

* * * * *

Stayed Dec 2020

Jamie C.Roseville, CA

We (2 middle age couples) spent 3 lovely nights at this amazing property. We cooked and walked and laughed and just enjoyed our brief disconnect from the rat race. We enjoyed the private nooks scattered throughout the property both inside and out. Beds were comfortable, hot tub very enjoyable, especially with a cup of coffee as the sun comes up and the birds come alive. The landing at the top of the property by the well was the perfect place for morning Tai Chi. Steve was very communicative and easy to reach. Can't wait to return!

Published Jan 3, 2021

A Little Piece of Paradise in the Woods

5/5

* * * * *

Stayed Jul 2020

Mai C.

We stayed here to get away for awhile to escape from all the misery and boredom we were getting from being at home during this time of the virus. The first thing that attracted us was the architecture of the home and the fact that it had a hot tub just steps away from back door of the smaller house. What a joy to have. We brought our kids with us on this trip (ages 8, 13 & 14). We made the decision to keep them in the main house while we took the smaller one which is only steps away. The place was really nice because there was a lot to explore around the property which kept them busy. Also, many different areas to hang out at to be at one with nature including a hammock which I enjoyed the most. We got to see deer, lots of birds, squirrels and lizards on the property.

Upon entry there were sanitizing material to help keep safe. The house itself was beautiful. When I search for houses I get the uncomfortable because at times they look too personal and they make me feel like we are impeding on their space. This house gave none of that. The owners obviously take VERY GOOD care of their house. The kitchen is a cook's kitchen and had only the very best utensils, dishes and cookware. You could cook a feast for 16 people and not be lacking tools in any way. The appliances (gorgeous stove) were all top of the line and well taken care of. I wish it were my kitchen in the woods! The house was nicely decorated and gave a you a feeling of warmth and comfort. The views from all over the house were gorgeous because all you saw were the woods around you even though there were houses down the hill a few hundred feet away. You can't really see any them which was nice. It was super quiet and peaceful our whole trip...Overall, we really loved this house. Property manager Steve was wonderful to work with. He was available 24 hrs a day to help and the info that was provided was so thorough that we hardly had any questions or problems. Highly recommend this home.

Published Aug 7, 2020

We urge you to **address problem rentals** in the County and not penalize the many people who are operating well-run STRs. Under the current situation, vacation rentals benefit owners like us, visitors to the area seeking this kind of amenity, and Monterey County itself. The current proposal is an exceedingly short-sighted approach to the situation. It kills an entire industry over a handful of nuisances. Surely the Supervisors can be more creative and discerning in writing a proposal that balances the needs of the **entire** community, not just those vocal about eliminating STRs altogether.

Sincerely,
Elizabeth Honeyman
Vacation Rental Owner in Carmel Valley
ekhoneyman@gmail.com

cc. Supervisors Luis Alejo, John M. Phillips, Chris Lopez, and Wendy Root Askew

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Board Referral 2016.02 Revision: Short Term Rentals
Date: Monday, November 8, 2021 1:36:37 PM

From: Ken <krohde12@cox.net>
Sent: Saturday, November 6, 2021 3:55 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Board Referral 2016.02 Revision: Short Term Rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Re: Board Referral 2016.02 Revision: Short Term Rentals

Dear Clerk of the Board of Supervisors,

We urge the Board of Supervisors to take another look at the true effect of vacation rentals (SSTRs) in Monterey County. Their approach is to ban all STRs rather than the minority that are effectively “bad apples” or poor operators of STRs that are creating all the problems. Good operators contribute to well being of the county economy, offer short term opportunities for business and vacation visitors. The pilot program should be one that addresses the problems rather than shut everything down. Enforce shutting down the “bad apples”. The County would still retain a large portion of the TOT taxes.

The Board now apparently are considering using the TOT money collected by STRs to shut everyone down. Would it not make more sense to use these resources to shut down the poor operators and provide a cost effective permit process for the good operators? The County would still have a portion of the TOT taxes, the local economy of services for the maintenance and operation of STRs would remain in place and the tourist economy would still be supported.

I have watched the county supervisors attempt to create an ordinance over many years in hope that it would be reasonable and effective to have an STR function work well and address concerns of all parties. Several months ago the supervisors instructed staff to look at Santa Cruz County and City STR ordinances to see if similar features could be applied to Monterey County given the strong similarities of the communities. None was ever presented nor discussed by the supervisors. Here are some key points of those ordinances that would address many of the issues in Monterey County.

Santa Cruz County has two ordinances: “Hosted Rentals” and Non-hosted “Vacation Rentals.” These are similar to Monterey County’s Limited and Commercial STRs defined in the draft ordinances.

- Santa Cruz County permitting:
 - STRs are treated as a residential use
 - For 3 or fewer bedroom STRs, permit requires no public hearing.
 - For 4 or more bedroom STRs, public hearing required.
- STR permits are limited
 - Hosted Rentals are capped at 250 permits county wide.
 - No more STRs than 10% or 15% of total parcels in certain areas.
 - Block limit no more than 20% of parcels or one STR per block.
 - Occupancy headcount is limited and vehicle parking is restricted.
 - Require neighbor consent if common walls.
 - Occupancy limit of two per bedroom plus two, children not counted.
 - Vehicles limited to on-site spaces plus 2 on-street.

- No ADUs

These features limit the number of STRs in a geographic area. Other features that could be added to address concerns are onsite parking requirements, number of cars, occupancy, and nuisance reporting.

We consider ourselves “good operators” and have contractually placed limits and penalties on our guests:

- As a first line of enforcement we charge a \$1000 security deposit against parties, events, occupancy exceeding limits, noise, pets, and number of cars exceeding the limit. Infraction of any of these events the entire deposit is forfeited. We have found this to be extremely effective in providing our neighbors with good guests as well as protecting our property against damage. People with “skin in the game” operate at much higher levels. We have had to retain these funds once and it was not for an event affecting our neighbors. When money is at stake, people tend to make sure their group behaves appropriately.
- We constantly check with our neighbors to see if they have any concerns. They have said they enjoy our guests during Car Week that bring their vintage cars and drive through the neighborhood. We also had one guest that was a teacher of one of our neighbors. Additionally our neighbors have access to us to respond if any problem occurs.
- We have provided lodging for neighbors in the wider area whose homes were being rebuilt from a fire, lodging for doctors and nurses (they are able to get contracts for varying lengths of time), and guests who are providing business services to local businesses and the county.

Good STRs contribute substantially to the economic health of the county. Restaurants, bars, wineries, grocery stores, local attractions, local events and local service businesses all benefit from guests at STRs.

STRs contribute in excess of \$2.2 million in TOT taxes annually. Certainly this is a significant contribution to the county functions.

Reasonable Application Process: We have a friend who has a vacation home in Mammoth Lakes, CA. Years ago they had an onerous and expensive permit process. Consequently few STR owners complied. Upon changing the ordinance to be more affordable and predicable, the Town saw a tremendous increase in compliance. I believe there is some 95% compliance. This is achievable for Monterey County as well.

In conclusion, Monterey is a tourist destination and the county should provide lodging for all sorts of visitors of economic needs. Shut down the problem operators and provide a cost effective, reasonable permit process with limitations so that all can enjoy the beautiful Monterey Peninsula. It can be a WIN WIN for all. A few bad apples should not kill the entire lot!

Sincerely,

Ken and Barbara Rohde

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hearing December 7
Date: Monday, November 8, 2021 1:36:22 PM
Attachments: [calsbruling.pdf](#)

From: Gisele Goetz <GMGoetz@hbsb.com>

Sent: Friday, November 5, 2021 4:09 PM

To: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; district5@co.montereyca.us

Cc: ClerkoftheBoard <cob@co.monterey.ca.us>

Subject: STR Hearing December 7

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Supervisors Alejo, Phillips, Lopez, Askew, Adams and Clerk of the Board,

I am attaching for your review, the most recent Court of Appeal decision in the state of California concerning efforts by Counties to regulate Short Term Rentals in the Coastal Zone. This opinion is quite short and easy to understand. It documents the pitfalls of various unlawful approaches and choices made by the County of Santa Barbara in its efforts to regulate STR's without the appropriate consideration of the role of the Coastal Commission in the process.

As you might imagine, the loss of the legal dispute was quite embarrassing and the time and cost to the City of Santa Barbara in litigation fees were substantial. Certain aspects of the approaches proposed to your Board on December 7th unfortunately mirror the Santa Barbara approach rejected by the Court of Appeal.

What is striking about the enforcement proposals on the table for December 7 in Monterey, is that they do not take the opinions and guidance in the Court of Appeal decision into account. This published decision is binding. Monterey County has the opportunity to learn from Santa Barbara's mistakes because you all have been patient in terms of waiting to enact an ordinance.

It should be evident from this Court of Appeal decision that certain approaches are now discredited and disallowed. It should be obvious after the Courts opinion that you cannot **use a zealous uptick in enforcement and fines to discourage STRs**. Those actions are deemed development and inconsistent with the rules and regulations of the Coastal Commission. The zealous uptick in enforcement which Monterey County is contemplating on December 7, was the very route Santa Barbara also chose – and is the route disapproved in the attached opinion. The proposals on the table for December 7 mirror and follow the legal mistake made by Santa Barbara, except that Santa Barbara's staff did not have the benefit of this opinion. Your staff

does. That is why I am making the effort to send each board member this opinion so that each of you can review it independently. The opinion provides great guidance on the appropriate approach to working with the Coastal Commission. It is clear now, that counties cannot just try to enforce STRs away.

My husband and I and our partners enjoy our property very much. People like staying in other peoples homes. People like renting out their homes for extra income or to allow them to pay overhead costs. STRs serve a good and valid purpose and they can and do contribute to Monterey's tourist economy. Having an open, obvious and reasonable process for permitting and regulating STRs is also consistent with the Coastal Commission's mandate.

The Court of Appeal is telling the Coastal Counties that they have to work with the Coastal Commission to make STRs really work in the Coastal Zone. Please keep in mind on December 7 that any option presented to you should be consistent with the Court of Appeal opinion or it should go back to the drawing board.

Sincerely,

Gisele Goetz

Filed 5/4/21

CERTIFIED FOR PUBLICATION
IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA
SECOND APPELLATE DISTRICT
DIVISION SIX

THEODORE P. KRACKE,

Plaintiff and Respondent,

v.

CITY OF SANTA BARBARA,

Defendant and Appellant.

2d Civ. No. B300528
(Super. Ct. No. 56-2016-
00490376-CU-WM-VTA)
(Ventura County)

Prior to 2015, the City of Santa Barbara (City) encouraged the operation of short-term vacation rentals (STVRs) along its coast by treating them as permissible residential uses. In June 2015, the City began regulating STVRs as “hotels” under its municipal code, which effectively banned STVRs in the coastal zone. The City did not seek a coastal development permit (CDP) or an amendment to its certified Local Coastal Program (LCP) prior to instituting the ban.

Theodore P. Kracke, whose company manages STVRs, brought this action challenging the new enforcement policy. Following a bifurcated trial, the trial court granted Kracke’s

petition for a writ of mandate enjoining the City's enforcement of the STVR ban in the coastal zone unless it obtains a CDP or LCP amendment approved by the California Coastal Commission (Commission) or a waiver of such requirement. The City appeals.

The goals of the California Coastal Act of 1976 (Pub. Resources Code, § 30000 et seq.; Coastal Act)¹ include “[m]aximiz[ing] public access” to the beach (§ 30001.5, subd. (c)) and protecting “[l]ower cost visitor and recreational facilities.” (§ 30213; see § 31411, subd. (d) [“A lack of affordable accommodations remains a barrier to coastal access”]; *Greenfield v. Mandalay Shores Community Assn.* (2018) 21 Cal.App.5th 896, 899-900 (*Greenfield*)). To ensure that these and other goals are met, the Coastal Act requires a CDP for any “development” resulting in a change in the intensity of use of or access to land or water in a coastal zone. (§§ 30600, subd. (a), 30106; *Greenfield*, at p. 898.)

The City contends the trial court erred by concluding the STVR ban constituted a “development” under the Coastal Act. But, as the court explained, “[t]he loss of [STVRs] impacted the ‘density or intensity of use of land’ and ‘the intensity of use of water, or of access thereto’ because STVRs provide a resource for individuals and families, especially low-income families, to visit the Santa Barbara coast. The unavailability of low-cost housing and tourist facilities was an impediment to coastal access.” Consequently, the Coastal Act required the Commission’s approval of a CDP, LCP amendment or amendment waiver before the ban could be imposed. (See *Greenfield, supra*, 21 Cal.App.5th at pp. 900-901.) There was no such approval. We affirm.

¹ All statutory references are to the Public Resources Code unless otherwise stated.

FACTUAL AND PROCEDURAL BACKGROUND

The City's LCP was certified in 1981 when STVRs were virtually nonexistent. The City maintains that STVRs are not legally permitted under either the LCP or its municipal code even though it allowed them to operate until 2015. The City only required the homeowner to register the STVR, to obtain a business license and to pay the 12 percent daily transient occupancy tax. The City's enforcement efforts focused on nuisance complaints about a particular STVR. In 2010 and 2014, the City identified owners who had failed to pay the 12 percent daily tax and offered them "amnesty" if they voluntarily complied. The amnesty program was not intended to curb the number of STVRs but rather to increase the City's tax revenue.

As of 2010, there were 52 registered STVRs paying daily occupancy taxes. By 2015, this number had increased to 349, including 114 STVRs in the coastal zone. In that fiscal year alone, the City collected \$1.2 million in STVR occupancy taxes.

In June 2015, City staff issued a Council Agenda Report advising that "[a]ll vacation rentals or home shares that are not zoned and permitted as hotels, motels, or bed and breakfasts are in violation of the Municipal Code." The City found that the proliferation of STVRs was driving up housing costs, reducing housing stock and changing the character of residential zones.

Following a hearing, the City Council unanimously directed its staff to proactively enforce the City's zoning regulations, "which prohibits hotel uses in most residential zoning districts." This action effected an STVR ban in residential areas and strict regulation of STVRs as "hotels" in commercial and R-4 zones. By August 2018, the 114 coastal STVRs had dwindled to just 6. As

one City councilmember observed, “[T]he door is closing on vacation rentals.”

Kracke filed this action on November 30, 2016. Six days later, the Commission’s Chair, Steve Kinsey, sent a guidance letter to local governments, including the City, outlining “the appropriate regulatory approach to vacation rentals in your coastal zone areas moving forward.” He explained: “[P]lease note that vacation rental regulation in the coastal zone must occur within the context of your local coastal program (LCP) and/or be authorized pursuant to a coastal development permit [CDP]. The regulation of short-term/vacation rentals represents a change in the intensity and use and of access to the shoreline, and thus constitutes development to which the Coastal Act and LCPs must apply. We do not believe that regulation outside of that LCP/CDP context (e.g., outright vacation rental bans through other local processes) is legally enforceable in the coastal zone, and we strongly encourage your community to pursue vacation rental regulation through your LCP.”

In January 2017, Jacqueline Phelps, a Coastal Commission Program Analyst, followed up with the City Planner, Renee Brooke. Phelps explained that the Commission “disagree[s] with the City’s current approach to consider residences used as STVRs as ‘hotel’ uses (pursuant to the City’s interpretation of the definition of ‘hotel’ included in the [Municipal Code] for the purpose of prohibiting or limiting STVRs in residential zones.” She directed Brooke to the 2016 guidance letter and again urged the City “to process an LCP amendment to establish clear provisions and coastal development permit requirements that will allow for STVRs and regulate them in a manner consistent

with the Coastal Act.” The Commission’s Deputy Director, Steve Hudson, sent a similar letter a few months later.

After considering the evidence, the trial court found that the City’s STVR enforcement policy constituted a “development” within the meaning of section 30106 of the Coastal Act. It issued a writ requiring the City to allow STVRs “in the coastal zone on the same basis as the City had allowed them to operate prior to June 23, 2015, until such time as the City obtains a coastal development permit or otherwise complies with the provisions of the Coastal Act”²

DISCUSSION

Standard of Review

In reviewing a judgment granting a petition for writ of mandate under Code of Civil Procedure section 1085, we apply the substantial evidence standard to the trial court’s factual findings. (*Cox v. Los Angeles Unified School Dist.* (2013) 218 Cal.App.4th 1441, 1444-1445.) On questions of law, including statutory interpretation, we apply the de novo standard. (*Hayes v. Temecula Valley Unified School Dist.* (2018) 21 Cal.App.5th 735, 746.)

The City Lacked Authority to Unilaterally Ban STVRs in the Coastal Zone

The Coastal Act is designed to “[p]rotect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial

² Consistent with its prior correspondence with City staff, the Commission has filed an amicus curiae brief supporting Kracke’s claims. The League of California Cities’ amicus brief supports the City.

resources.” (§ 30001.5, subd. (a); *Fudge v. City of Laguna Beach* (2019) 32 Cal.App.5th 193, 200 (*Fudge*)). It also seeks to “[m]aximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.” (§ 30001.5 subd. (c); *Fudge*, at p. 200.) The Commission is charged with implementing the Coastal Act’s provisions and “is in many respects the heart of the Coastal Act.” (*Fudge*, at pp. 200-201.)

The Coastal Act tasks local coastal governmental entities, such as the City, with developing their own LCPs to enforce the Act’s objectives. (*Fudge, supra*, 32 Cal.App.5th at p. 201.) The LCP’s content is determined by the entity but must be prepared in “full consultation” with the Commission. (*Ibid.*) Once completed, the LCP is submitted to the Commission for certification. (§§ 30512-30513; *Fudge*, at p. 201.)

Although the Coastal Act does not displace a local government’s ability to regulate land use in the coastal zone, it does preempt conflicting local regulations. (§ 30005, subd. (a); *City of Dana Point v. California Coastal Com.* (2013) 217 Cal.App.4th 170, 200.) “[A] fundamental purpose of the Coastal Act is to ensure that state policies prevail over the concerns of local government.’ [Citation.]” (*Pacific Palisades Bowl Mobile Estates, LLC v. City of Los Angeles* (2012) 55 Cal.4th 783, 794 (*Pacific Palisades*); see *Charles A. Pratt Construction Co., Inc. v. California Coastal Com.* (2008) 162 Cal.App.4th 1068, 1075 [“The Commission has the ultimate authority to ensure that coastal development conforms to the policies embodied in the state’s Coastal Act”].)

“[T]he Coastal Act [also] requires that any person who seeks to undertake a ‘development’ in the coastal zone obtain a [CDP]. (§ 30600, subd. (a).) ‘Development’ is broadly defined to include, among other things, any ‘change in the density or intensity of use of land’ Our courts have given the term ‘development’ [a]n expansive interpretation . . . consistent with the mandate that the Coastal Act is to be “liberally construed to accomplish its purposes and objectives.”” (*Greenfield, supra*, 21 Cal.App.5th at p. 900, citations omitted.) Thus, “development” under the Coastal Act “is not restricted to activities that physically alter the land or water. [Citation.]” (*Pacific Palisades, supra*, 55 Cal.4th at p. 796; *Surfrider Foundation v. California Coastal Com.* (1994) 26 Cal.App.4th 151, 158 “[T]he public access and recreational policies of the Coastal Act should be broadly construed to encompass *all* impediments to access, whether direct or indirect, physical or nonphysical”].)

Consequently, “[c]losing and locking a gate that is usually open to allow public access to a beach over private property is a ‘development’ under the Coastal Act. [Citation.] So is posting ‘no trespassing’ signs on a 23-acre parcel used to access a Malibu beach. [Citation.]” (*Greenfield, supra*, 21 Cal.App.5th at p. 900.) Fireworks displays also are considered developments even though not “commonly regarded” as such. (*Gualala Festivals Committee v. California Coastal Com.* (2010) 183 Cal.App.4th 60, 67.)

In *Greenfield*, a homeowners’ association (HOA) adopted a resolution banning STVRs in the Oxnard Shores beach community. The resolution affected 1,400 single-family units and imposed fines for violations. (*Greenfield, supra*, 21 Cal.App.5th at p. 899.) The City of Oxnard’s LCP, which was certified in

1982, did not mention STVRs, but Oxnard historically treated them as residential activity and collected transient occupancy taxes. (*Ibid.*)

A homeowner sought a preliminary injunction enjoining the HOA's STVR ban. In denying the request, the trial court rejected the Commission's position that the ban constituted a "development" under the Coastal Act. (*Greenfield, supra*, 21 Cal.App.5th at p. 899.) We reversed the court's order, noting "the [STVR] ban changes the intensity of use and access to single-family residences in the Oxnard Coastal Zone. [STVRs] were common in Oxnard Shores before the . . . ban; now they are prohibited." (*Id.* at p. 901.) As we explained, "[t]he decision to ban or regulate [STVRs] must be made by the City and Coastal Commission, not a homeowner's association. [The] ban affects 1,400 units and cuts across a wide swath of beach properties that have historically been used as short term rentals." (*Id.* at pp. 901-902.)

The same is true here. Although the City, rather than a private entity, imposed the coastal STVR ban, it also was accomplished without the Commission's input or approval. The LCPs in both cases were certified in the 1980s, decades before STVRs became popular due to the availability of Internet booking services. The City incorrectly contends that because STVRs are not expressly included in the LCP, they are therefore excluded, giving the City the right to regulate them without regard to the Coastal Act. As we clarified in *Greenfield*, regulation of STVRs in a coastal zone "must be decided by the City *and* the Coastal Commission." (*Greenfield, supra*, 21 Cal.App.5th at p. 901, italics added.) The City cannot act unilaterally, particularly when it not

only allowed the operation of STVRs for years but also benefitted from the payment of transient occupancy taxes.

In other words, the City did not merely “turn a blind eye” to STVRs. It established procedures whereby a residential homeowner could operate a STVR by registering it with the City, obtaining a business license and paying the 12 percent daily transient occupancy tax. When the City abruptly changed this policy, it necessarily changed the intensity of use of and access to land and water in the coastal zone. (§§ 30600, subd. (a), 30106; *Greenfield, supra*, 21 Cal.App.5th at p. 901.) Instead of 114 coastal STVRs to choose from, City visitors are left with only 6. This regulatory reduction is inconsistent with the Coastal Act’s goal of “improv[ing] the availability of lower cost accommodations along the coast, particularly for low-income and middle-income families.” (§ 31411, subd. (e).)

We agree with the trial court that “[t]he City cannot credibly contend that it did not produce a change because it deliberately acted to create a change” in coastal zone usage and access. This change constituted a “development” under the Coastal Act and, as such, required a CDP or, alternatively, an LCP amendment certified by the Commission or a waiver of such requirement.³ (See *Greenfield, supra*, 21 Cal.App.5th at pp. 901-902.) Without the Commission’s input and approval, the court appropriately struck down the City’s STVR regulation in the coastal zone.

As for the City’s argument that the Coastal Act exempts abatement of nuisances allegedly caused by STVRs, the City

³ The record reflects that the City submitted an LCP amendment in 2018. That amendment is pending before the Commission.

waived that issue by informing the trial court it was not “making the nuisance argument.” (See *Nellie Gail Ranch Owners Assn. v. McMullin* (2016) 4 Cal.App.5th 982, 997.) Nor are we persuaded that the political question and separation of powers doctrines apply. The decision whether to ban or regulate STVRs in the coastal zone is a matter for the City and the Commission to decide. (*Greenfield, supra*, 21 Cal.App.5th at pp. 901-902.) The trial court appropriately expressed no opinion on the issue and none should be inferred from either its ruling or our decision.

DISPOSITION

The judgment is affirmed. Kracke shall recover his costs on appeal.

CERTIFIED FOR PUBLICATION.

PERREN, J.

We concur:

YEGAN, Acting P. J.

TANGEMAN, J.

Mark S. Borrell, Judge
Superior Court County of Ventura

Ariel Pierre Calonne, City Attorney, Robin Lewis, Assistant City Attorney; Best Best & Krieger, Christi Hogin and Amy Hoyt for Defendant and Appellant.

Rutan & Tucker and Philip D. Kohn for League of California Cities as Amicus Curiae on behalf of Defendant and Appellant.

Nossaman, Steven H. Kaufman; Crescent Cheng; Rogers, Sheffield & Campbell, Travis C. Logue and Jason W. Wansor for Plaintiff and Respondent.

Xavier Becerra, Attorney General, Daniel A. Olivas, Assistant Attorney General, Andrew M. Vogel and Norma N. Franklin, Deputy Attorneys General, for California Coastal Commission as Amicus Curiae on behalf of Plaintiff and Respondent.

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:35:52 PM

From: Erica McLean <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 2:23 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

I grew up in Carmel and have always enjoyed visiting in the many years since I moved to New York City. My husband and I have stayed in many lovely hotels over the years, but our needs have changed, and for our last visits before Covid shut things down we've rented STR homes to accommodate my elderly husband and our children and grandchildren. Without the ability to rent a home for our holidays, we simply would not come to the Monterey Peninsula, as staying in separate hotel rooms and always going out for meals is no longer comfortable but also not the family experience we now want. Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county, and I hope that you will vote against the pilot program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by owners, the public and the Supervisors.

I know as a customer for STRs that LP I and my family are happy to comply with regulations that allow us to enjoy the beauty and tranquility of Carmel and surrounds without disturbing the peace of full time residents, and those from whom I've rented houses have always been mindful of their obligations to their neighbors and community.

We as customers of STRs bring Transient Occupancy Taxes, income for restaurants and tourist-based businesses, and employment for local service workers. We may not eat out every night, but we patronize restaurants for brunches, lunches and the occasional dinner, visit state parks and the Monterey Bay Aquarium and shop in Carmel's and Monterey's wonderful array of stores. We invite friends who live in Monterey and Santa Cruz Counties and elsewhere in California to visit us (since we have a home in which to welcome them) to share those experiences. And our many friends in New York have gained an appreciation

of and interest in the Monterey Peninsula from our experiences.

Instead of banning STRs, please mandate that the Resource Management Agency finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors.

Thank you for your consideration,

Erica McLean

Erica McLean

ehsmclean@aol.com

15 West 81st Street

New York, New York 10024

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Hosts opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:35:38 PM

From: Chuck Stein <info@sg.actionnetwork.org>
Sent: Sunday, November 7, 2021 11:02 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Hosts opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

As an STR host I write to you in strong opposition to the proposed pilot program that would shut down the vast majority of vacation homes in the county. I urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs) in district 5. STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. The tourist dollars circulate through the local economy over and over helping create a vibrant local economy. Our guests love staying together in a home with family and friends while sightseeing, attending local events and weddings, and celebrating family events and reunions. If STRs are not available, tourists will go to other STR friendly areas.

Instead of banning STRs, please mandate that the RMA and Planning Commission finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town

visitors. Seven years is long enough!

Chuck Stein

stein@geofusion.com

2830 Smith Grade Road

Santa Cruz, California 95060

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:35:26 PM

From: Rosalyn Azana <info@sg.actionnetwork.org>
Sent: Sunday, November 7, 2021 11:43 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

Dear Monterey County Supervisors,

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Rosalyn Azana

roz_azana@yahoo.com

651 Glencreek drive

Tracy, California 95377

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:35:09 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

Dear Monterey County Supervisors,

Big Sur and Carmel have been my second homes away from home for over 40 years. My husband and I and our long-time friends have been renting homes there at least once a year, often more than that. We live together occupying three or four bedrooms, cook special meals together using local ingredients, enjoy our meals with the local wines dining in privacy outside and in, and lounge outside in the privacy of our temporary home reading and meditating and soaking in the hot tub, quietly taking in the view. None of this would be possible in a hotel or inn. If this were no longer available to me/us it would constitute the loss of one of the most important cornerstones of joy and spiritual renewal in my life.

Hosts of vacation homes that we have enjoyed informed us that the Monterey County Board of Supervisors is considering a pilot program that would shut down the majority of vacation homes in the county. I write today to urge you to vote against the Monterey County Pilot Program to shut down all unpermitted short term vacation rentals (STRs). I understand that STR owners and the Monterey County Vacation Rental Alliance (MCVRA) have been working with the county in good faith for over 7 years advocating for a fair STR ordinance that addresses STR issues brought up by ourselves, the public and the Supervisors.

Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Helen West

helenwest07@gmail.com

1912 Biltmore St NW, ` United States

Washington, District of Columbia 20009

|

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:34:56 PM

From: Caley Bisson <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 4:01 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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The Clerk of the Board,

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Six years ago, the Supervisors voted to direct the Resource Management Agency (RMA) to develop such an ordinance because the current ordinance was not working and did not address the needs of the community and market. MCVRA has worked in a constructive way all these years to provide input to the process. RMA has moved painfully slowly, bringing piecemeal issues to the Planning Commission 2 or 3 times per year, delaying meetings, ignoring past committees that have negotiated the issue, and not completing their work. Within the same time frame a marijuana ordinance was passed within a year!

STRs bring so much to Monterey County including Transient Occupancy Taxes, employment for many local service workers, income for restaurants and tourist-based businesses, and deep appreciation for the Monterey Bay region. Our tourist dollars circulate through the local economy over and over, and we visitors love staying together in a home with family and friends while sightseeing, attending local events and weddings and celebrating family events and reunions.

Instead of banning STRs, please mandate that the RMA finish their work immediately and produce a fair and workable STR ordinance that will protect neighborhoods, fuel the local

economy, and provide a much needed service to out-of-town visitors. Seven years is long enough!

Caley Bisson

caley.bisson@gmail.com

222 Grand St., Apt. 3i

Hoboken, New Jersey 07030

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:34:43 PM

From: Muriel Lehman <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 5:38 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

The Clerk of the Board,

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Muriel Lehman

mal4523@yahoo.com

404 South Wilson

Jefferson, Iowa 50129

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:34:34 PM

From: Dani Brode <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:27 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Dani Brode

ddcollbro@gmail.com

2120 Creeden Way

Mtn. View , California 94040

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR Guests opposed to pilot program to ban short term vacation rentals
Date: Monday, November 8, 2021 1:34:20 PM

From: Cathy Engel <info@sg.actionnetwork.org>
Sent: Monday, November 8, 2021 6:38 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR Guests opposed to pilot program to ban short term vacation rentals

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Cathy Engel

cathyengel@icloud.com

505 Dartmouth Ave

San Carlos, California 94070

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: The future of Short Term Rentals in Monterey
Date: Friday, November 5, 2021 1:20:51 PM

From: Fred Faltersack <fred@faltersack.com>
Sent: Friday, November 5, 2021 12:41 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: The future of Short Term Rentals in Monterey

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Clerk of the Board,

I have sent the following letter to each of our respected Monterey County Supervisors. I am also sending this letter to your attention with the hopes you will make my thoughts known to all concerned and make this a part of any formal package which may be provided to any and all decision making bodies...Thank you in advance.

As an owner and part-time resident in the Carmel Valley, I am writing to provide my 2 cents worth with regards to taxing, restricting, or eliminating Short Term Rentals (STR) in the Monterey County. Unfortunately by the time residents are asked to opine on new Laws, regulations or restrictions, the decision is usually already made by the decision making bodies and their reaching out to the public is a mere legal formality.

I am going to approach this through the eyes of a homeowner who "DOES NOT" rent their home yet keeps an open mind and opinion on how our local government agencies can increase tax revenue while at the same time, NOT have to increase taxes on the 98% +/- of the Monterey Residents who do not rent their homes as a STR. It seems so simple...just tax the minority 2% of homeowners more who do choose to rent their homes. This is a win for everyone!

IF you TAX the homeowners who are benefiting from the rental income derived from their STR home, there should be no or less need to increase taxes to those homeowners who do not! I'll use an example that has been in-place for years in a beautiful gated residential community in Mexico.

About 15 years ago a gated community known as Pedregal in Cabo San Lucas MX, homeowners raised the issue of the growing number of some owners renting their places to vacationers as short term rentals. Some of the full-time residents complained that the vacationers were creating more trash, requiring more work on behalf of the Security Department, creating more car traffic, basically "more of everything". So, to bring equity to this problem, the Home Owners Association (HOA) voted in an additional annual Dues (or tax) to those owners who choose to rent their homes as a STR. An annual fee was imposed of \$200/bedroom. EXAMPLE: A 6 bedroom home would pay an additional \$1,200/year on top of the customary annual HOA dues.

So now, for the opportunity or privilege for those few homeowners to continue renting their homes,

let us review how the other 98% who don't and the local government benefits:

1) Homeowners who do not rent their homes save money through reduced annual HOA dues as a result of the rental fees collected. The Monterey County could charge a similar fee to the owners who choose to rent. The per bedroom method is very fair (vs size of home or size of land) AND easy to audit. Just visit VRBO or AirBNB and see how many bedrooms are being advertised.

2) The Mexican authorities collect a 3% hotel tax of the rental revenue of STRs just as the Hotels do. The Monterey County currently collects a similar transient occupancy tax (TOT) bringing in over \$2 million a year from my understanding. IF it was determined that Homeowners could no longer rent their homes as an STR, that lost revenue would vanish and possibly need to be made-up through raising taxes to the general population of homeowners.

3) The Mexican authorities collect a 16% income tax from the rental revenue. Homeowners who rent their homes as a STR also pay income taxes on their revenue. This tax revenue source would also vanish if STR's were outlawed in Monterey.

4) It is well known that there are not enough hotel rooms to accommodate vacationers in Monterey especially during high season and special events. These transient occupants spend their money at local restaurants, wineries, grocery stores, all the boutique and unique business, and more. If these travelers are forced to stay or vacation in other Cities or Counties, a large percentage of their discretionary spending will also be spent close to where they are staying.

5) Local employment would be drastically and negatively impacted. It requires much work to keep up with the additional demands on a home used as an STR. This includes housekeepers, pool service personnel, maintenance workers, gardeners all of whom pay taxes on their income. It is much more desirable to have them pay into the system as opposed to collecting unemployment.

6) Most (if not all) homeowners who rent their Monterey home as an STR also reside in these very same homes as a weekend or vacation family getaway. Should the income derived from STR opportunities be eliminated, the expense of a secondary weekend home would be too great to continue with the ownership.

I encourage you to PLEASE take this seriously and consider both the 98% of homeowners who do not rent as well as the 2% who do. I have included my contact information below and encourage you to reach out to me at any time.

Regards,

Fred Faltersack

fred@faltersack.com

1-408-666-1234 cell

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Objection to STR Pilot Program
Date: Thursday, November 4, 2021 2:38:28 PM

From: Mary Brinton <maryannbrinton@comcast.net>
Sent: Wednesday, November 3, 2021 4:07 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Objection to STR Pilot Program

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Mary Brinton
25900 Rio Vista Drive
Carmel, CA 93923

Dear Supervisors:

This letter is to ask that short term rentals be allowed in our county. At this time and for the past 20 years it has been nearly impossible to obtain a permit. Now you are fining those without permits. I am one of those victims who has felt the brunt of your astoundingly high fines, even though I have been paying TOT taxes since I began, and was willing but unable to get the permit.

The county's harsh treatment of me gave me a short deadline to pay a fine but no opportunity to get an explanation or defend myself or even demand proof of my crime. Your code compliance inspector, Ramon Montano, even unethically worked with the filer of complaint, a long term renter in my home, and divulged to him the amount of the fine and other details of my case.

Many home owners such as myself are senior citizens and have lived in their homes for many years. In my case, 48 years. We have a home and little else and the short term rental has not only brought the income to maintain and stay in our homes, it has also brought us in contact with grateful guests from all over the world.

These guests bring income to businesses throughout the county. They bring families, have reunions, and enjoy the coastline in the private home they prefer. I am home to guide and manage their stay. My home has off street parking and space surrounding, and is not a nuisance to neighbors. In fact, my long term renters and family visitors have caused more disturbance than all of my short term renters.

I personally attended the Carmel Valley property owners picnic where I witnessed residents and Supervisor Mary Adams, who I voted for and trusted to protect all voices, exaggerating what they saw as a threat by short term rentals invading their neighborhoods. The real threat is that we do not have an effective ordinance in place. Please pass an ordinance that allows for this beneficial, productive and legitimate activity to continue with county support rather than the cumbersome and impossible pilot program now being considered.

Sincerely,

Mary Brinton
Home Owner, Voter, and former Short Term Host

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: MCVRA Letter to Board of Supervisors re Pilot Program
Date: Tuesday, November 2, 2021 9:24:31 AM
Attachments: [MCVRA Letter to BOS re Pilot Program 2.docx](#)
[Memobos Home Stay Ordinance doc.doc](#)

From: MCVRA Directors <mcvraboard@gmail.com>

Sent: Monday, November 1, 2021 11:44 AM

To: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; ClerkoftheBoard <cob@co.monterey.ca.us>

Subject: MCVRA Letter to Board of Supervisors re Pilot Program

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November 1, 2021

MCVRA Letter to Board of Supervisors

Re: Short Term Rental Pilot Program

Dear Supervisor:

You have expressed multiple times that you intend to enact new STR ordinances as soon as possible. Have you considered how this District 5 Pilot Program will affect that goal? It will lead to a political firestorm of your own making. The Pilot Program will result in eliminating every STR in District 5. STR opponents will love this. They will demand that the Pilot Program becomes the permanent policy. They will strongly object to the current, or any future, draft ordinances that would permit STRs. If you think it has been difficult to create STR ordinances, it will get much harder. You will face fierce political pressure.

A similar situation occurred in 1997. Why did the County enact an inland STR ordinance in 1997 but not a coastal ordinance? Back then, the Board of Supervisors passed both an inland and a coastal ordinance. The coastal ordinance was submitted to the Coastal Commission but the Commission objected to the administration process for a coastal development permit. There was a simple fix but opponents strongly opposed the coastal ordinance so the County made no effort to work with the Coastal Commission. In a 2014 memorandum to the Board of Supervisors, Carl Holm wrote, "Best I have been able to determine is that there was a good amount of opposition to allowing this use (STRs) so the planning management at that time (1997) set the (coastal) ordinance aside." Set it aside! Will you allow this to happen again?

Do NOT implement the Pilot Program. Just continue the current policy set by the Board of Supervisors in July 2018 – enforce ONLY when an actual nuisance has occurred. You already have the resources to do this. Unfortunately, Carl Holm did not follow your policy. He continued to enforce

STRs even when no nuisance had occurred thus wasting code enforcement resources. His staff wasted time by opening 33 cases in a neighborhood due to a single vigilante. Twenty nine (29) of these cases are still open. MCVRA knows of other non-nuisance cases that were opened. These cases should have never been opened and are examples of code inspectors wasting time. The staff has reported that there are currently 126 open STR cases. Ask your staff to reveal how many of the 126 cases involved an actual, confirmed nuisance. Alleged nuisances by obvious vigilantes should be ignored. Complaints by someone not living nearby the STR should be ignored. After this review, you will find that there are perhaps 20 nuisance cases out of the 644 advertised STRs. You should direct code inspectors to concentrate just on nuisance violations. You already have the staff to pursue legitimate nuisance violations, and this will protect neighbors.

Then focus on creating reasonable ordinances. Our neighboring counties have done this. Why can't Monterey County?

Respectfully,
The Directors of the MCVRA

Attachment:
Carl Holm Memorandum

November 1, 2021

MCVRA Letter to Board of Supervisors

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Attachment:
Carl Holm Memorandum

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director

Carl P. Holm, AICP, Deputy Director

Michael A. Rodriguez, C.B.O., Chief Building Official

Michael Novo, AICP, Director of Planning

Robert K. Murdoch, P.E., Director of Public Works



168 W. Alisal Street, 2nd Floor
Salinas, CA 93901
<http://www.co.monterey.ca.us/rma>

MEMORANDUM

DATE: March 27, 2014

TO: Board of Supervisors

FROM: Carl P. Holm, AICP, Deputy Director

SUBJECT: Home Stay & Events Ordinance (aka Short Term Rentals)

COPIES: Benny Young, Lew Bauman, Nick Chilous, Dave Spaur, Mike Novo, John Ford

INTRODUCTION:

Last Tuesday (March 25) public comment included a group of pro-STR advocates. District 5 has been kept apprised of this matter since much of the controversy resides in that District. I wanted to give the full Board a status report on this topic since this was the second time the pro-rental group provided comments and there was a recent article in the Monterey County Weekly from a pro-rental position. Presuming this group will continue to lobby Supervisors, the Board should be aware that there exists an anti-rental side that is equally passionate but that has not been as organized or vocal at this point.

In 1997, Monterey County approved ordinances for what is titled "Administrative permits for transient use of residential property for remuneration." An ordinance for the coastal area was sent to the Coastal Commission, but was returned with recommended changes. Scanned documents from 1997-8 are attached for historical reference (**Exhibit A**). Revisions were never adopted by the County and recently the problems have increased with a strong voice opposing allowing any short term rental of property.

On March 20, staff released "discussion draft" ordinances for both the coastal and inland Zoning Codes (Titles 20 and 21 respectively) addressing both Short Term Rentals (STR) and Special Events. These drafts were developed to try to establish a middle-ground starting point for discussion purposes using comments from multiple community meetings in Big Sur and the Carmel Area (August- October 2013) as a guide. We were also trying to address numerous complaints staff has received in various areas, as well as a threat of litigation received from one of the very few people who received a permit.

DISCUSSION:

Recognizing that these are discussion drafts, clarity of the language is important. We need to first try to agree on the intent of what we want the language to achieve. With such a wide range of opinions, we need to see how close to consensus we can get on the intent before getting into the details of the wording. If (hopefully when) we get to agreement with the intent, then we can address clarity of the wording so that everyone interprets/understands that direction the same.

A preview of the general concept we created is:

- Distinguish between (separate) residential home stays and events. Currently, in addition to short term stays, short term rentals are used to rent homes for more commercial type uses like events. The intent is to retain the character of residential neighborhoods.
- Reduce the permit process for home stays in exchange for operational restrictions (limited timeframe, etc). Point is to try to prevent from becoming a hotel or a nuisance.
- Require units to meet building, fire and health codes
- Regulate property managers to assure they are operating by the rules and not just passing off on property owners.
- Strong penalties for violations (value of rental/receipts), including advertising a non-permitted unit to discourage conscious violations.
- Create separate events regulations with three levels: 1) one time (temporary), 2) small scale event in conjunction with other uses (wedding at hotel), 3) large scale events (sell tickets like US Open)

I previously provided all Supervisors an email on January 30 that included information that I presented to a couple reporters on this issue, which gives some background (**Exhibit B**). The MC Weekly article was heavily slanted toward pro-rental and neglects to report on the problems created some of the people that are heavily advocating for it. I was not here for the previous STR effort to know why it was not processed in the coastal area. Best I have been able to determine is that there was a good amount of opposition to allowing this use so the planning management at that time set the ordinance aside. Big Sur has been pretty vocal in the community meetings, but that viewpoint was not represented in the article. Del Monte Forest has CC&Rs prohibiting rentals, which we do not enforce but we get calls of complaints because they do not enforce.

Mr. Garry Patton, legal counsel representing the pro-rental group, has publically criticized staff for reactive Code Enforcement as pitting neighbors against each other regardless if the activity is creating a nuisance. He argues that we should just allow STR anywhere anytime turning homes into hotels, regardless of creating a nuisance. The MC Weekly reporter omitted most of the other side of the story, including my comments that staff cannot selectively decide what ordinances to apply or not. What the article highlights is that the pro-rental side appears to not really want a middle ground as they have stated in community meetings, but rather favoritism allowing them to operate at will.

We have noted that this is a policy decision that has to go through a process, ultimately going before the Supervisors. However, we are at an initial stage and there is a lot of process remaining. We have scheduled follow up community meetings for April 7 (Big Sur) and April 14 (Carmel/Carmel Highlands). We intend to refine draft ordinances based on these community meetings and then will send the drafts to LUACs for their input. Following all of that, the process would include a workshop at the Planning Commission before beginning a formal hearing process that includes hearings before the PC and BOS.

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Tuesday, November 2, 2021 8:43:36 AM

From: Martin Schwartz via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Saturday, October 30, 2021 4:06 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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To all Supervisors of Monterey County:

Please give more thought to the Draft Ordinance on Vacation Rentals and provide county residents adequate protection against the commercialization of their neighborhoods.

I agree with the Carmel Valley Association's position letter of Aug 9, 2021 and request that you consider these issues:

1. The ordinance should treat any vacation or short term rental of a residential property for remuneration as visitor serving units and enforce existing ordinances consistent with the title 21.64.28
2. The ordinance should seek to encourage home stays with owner present and limit corporate or 3rd party whole-house commercial rentals—the opposite is the case in this draft ordinance.
3. The ordinance must maintain any existing rural residential zoning by reducing permitted vacation rentals on administrative permits to less than 2% of resident homes—not 6% as planned—to keep the ordinance consistent with Title 21.64.28
4. Any permit fees and transient occupancy taxes collected for vacation rentals in the unincorporated county areas should be used only for enforcement of the Vacation Rental Ordinance, as recommended in the Grand Jury report, and not provided to the General Fund.

Thank you for your consideration.

Sincerely,

Martin Schwartz
3760 Genista Way
Carmel, CA, 93923

martin.a.schwartz@verizon.net

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Tuesday, November 2, 2021 8:43:09 AM

From: Sybil-Frances Levin via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Sunday, October 31, 2021 8:16 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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4. Any permit fees and transient occupancy taxes collected for vacation rentals in the unincorporated county areas should be used only for enforcement of the Vacation Rental Ordinance, as recommended in the Grand Jury report, and not provided to the General Fund.

Thank you for your consideration.

Sincerely,

Sybil-Frances Levin
7058 Valley Greens Circle
Carmel, CA, 93923

sfkl@aol.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Short Term Rental Pilot Program
Date: Monday, October 25, 2021 8:37:40 AM
Attachments: [Board of Supervisors Directive.docx](#)

From: MCVRA Directors <mcvraboard@gmail.com>
Sent: Sunday, October 24, 2021 2:32 PM
To: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Short Term Rental Pilot Program

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

MCVRA Letter to Board of Supervisors

Re: Short Term Rental Pilot Program

Dear Supervisor:

The Monterey County Vacation Rental Alliance (MCVRA) strongly objects to your short term rental (STR) pilot program (Pilot Program). The County has dragged its feet for many years on new STR ordinances. Now you threaten every STR owner in District 5, an area containing 82% of all STRs in the County!

Your protracted ordinance development has resulted in hysterical opponents who have sent you hundreds of letters complaining about STRs and the draft STR ordinances. Hundreds of people have NOT been subject to nuisances caused by STR guests. Before you move forward on a Pilot Program please ask for the facts. Ask your code enforcement department how many STRs caused actual nuisances (noise, parking, trash) over the last 12 months. Ask code enforcement to provide the details of the each alleged nuisance, not just the mere operation of an STR. Ask code enforcement to identify how far away the complainer lived. You will find the complainer is often far away – a vigilante. In one neighborhood a single vigilante caused 33 cases to be opened. Your code enforcement department provided a report to MCVRA in the past (see attached). The report included 93 open STR cases of which only 17 were based upon actual nuisances. The other 76 were cases simply opened on the basis of STR activity. But still more importantly, there were only 17 nuisance properties out of the many hundreds of operating STRs. Only a very tiny percentage of STRs are causing all this outrage.

The vast majority of STR owners and STR guests conduct themselves properly. Have you ever rented a ski cabin, a lake house, or a condo in Hawaii? Have you ever rented a home in a city where you attended a graduation, wedding, or some other family milestone? Then you were a short term renter. Were you a nuisance to the neighborhood? Of course not.

On July 17, 2018 the Board of Supervisors (BOS) directed County staff to ONLY enforce short term rentals if an actual nuisance had occurred. Supervisor Adams stated, "...we will be able to insure that we are just touching those STs that are the ones that are really the bad actors." Neville Pereira, Chief of Building Services, certainly understood the directive when he stated, "Board's direction was to ignore unpermitted short term rentals and just concentrate on the nuisance violators." You will find attached to this email the transcripts of that BOS directive. STRs have been operating under this policy. So why are you now threatening every STR? Is this to placate STR opponents while ordinances remain in the distant future?

Why don't owners simply get a permit? In the coastal zone there is no "similar use BnB" permit available. The County's claim that such a permit is available is disingenuous. This permit costs \$10,000, takes well over a year, and is almost certainly denied. It requires an owner/operator to be present during the stay. That eliminates every "whole house" STR, the type most visitors desire. One owner applied for a similar use BnB permit. Even though he lived right next door, he was not in the home during guest stays. That was reason to deny the permit. Another owner applied for a similar use permit and spent nearly \$20,000, but when the County demanded an expensive traffic study, he gave up. ZERO similar use BnB permits have been granted!

Ask staff how many inland use permits have been issued in recent years. Again the answer is ZERO. Only 20 permits have ever been granted and those were many years ago. An inland permit now costs \$7,000, the process takes well over a year, and there is little chance of success.

The County claims that any STR operating without a license is illegal yet your tax collector happily collects, no demands, our TOT. Thus the County at a minimum has condoned STRs. It can even be argued that your tax collector is complicit in this illegal activity. With the threat of citation hanging over owners heads, how can STR owners appear before you in BOS meetings? This identifies them and can result in citation. How can STR owners continue to pay TOT? Your Pilot Program intends to use these payment records to identify and cite owners.

The Pilot Program also has a funding flaw. After you have shut down almost every STR in the County, TOT will drop to nearly zero. How will you then fund enforcement? Or is the objective to simply eliminate them in the short term?

If you approve a Pilot Program, it cannot pertain to the coastal zone until it has been reviewed and approved by the Coastal Commission. The proposed Pilot Program represents a ban on every coastal STR. The Coastal Commission has never reviewed nor approved the County's code "interpretation." Instead of submitting the Pilot Program to the Coastal Commission, why not expedite a reasonable ordinance and take that ordinance to the Coastal Commission?

MCVRA has always advocated for an ordinance that provides a reasonable permitting process that will gain wide voluntary compliance but includes enforceable rules of operation that can terminate bad actors. Such an ordinance would bring the majority of STR owners into compliance, you would receive significantly more TOT, and you would have the funds to enforce the bad actors. The current onerous inland permitting process and the disingenuous similar use BnB permit in the coastal zone

are NOT reasonable permitting processes.

Very unfortunately, the latest STR draft ordinances contain the same onerous, very costly, burdensome, lengthy, and discretionary (arbitrary) permitting process. You have seen how the 1997 inland ordinance has been a complete failure. These draft ordinances go down the exact same road to failure.

Please take a step back. Decide to create ordinances that will actually work. Take a look at Santa Cruz County. They have an ordinance that has worked for years. It has a reasonable permit process, it includes density limits in neighborhoods, it gets very high voluntary compliance, and it includes enforceable rules.

Respectfully,
The Directors of the MCVRA

Attachment:

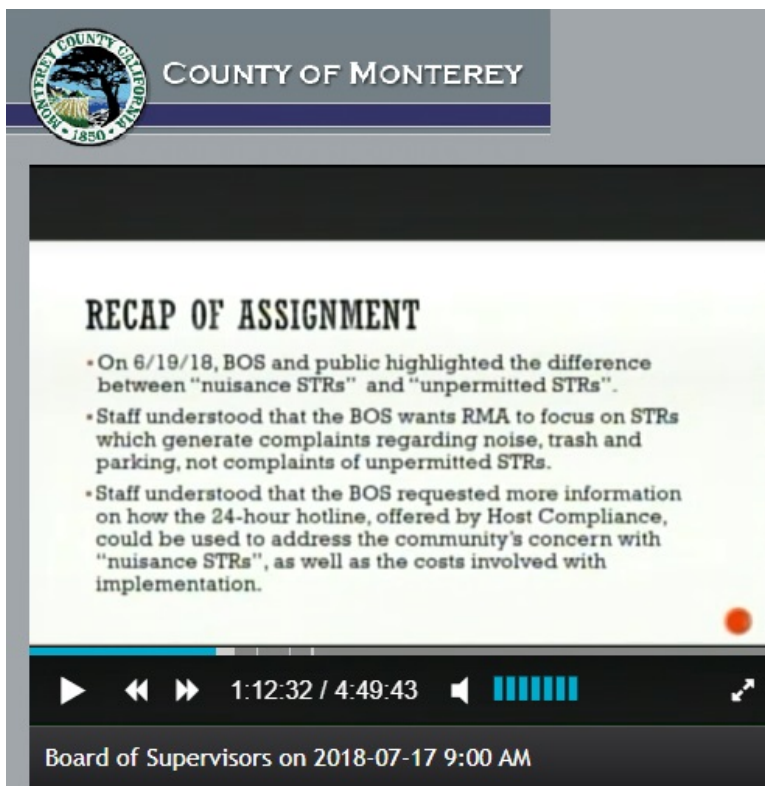
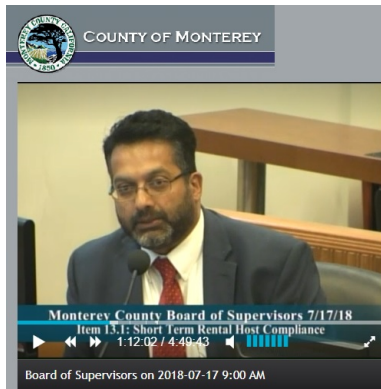
BOS Directive

Board of Supervisors Directive on Short Term Rental Enforcement

The July 17, 2018 Board of Supervisors (BOS) Meeting

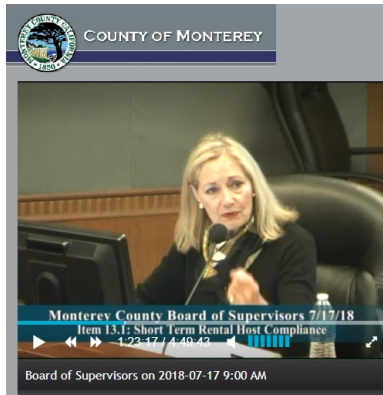
To understand whether County staff is enforcing short-term rentals (STRs) properly, we have to review the statements made in the July 17, 2018 BOS meeting. In that meeting, the BOS provided direction for STR code enforcement. The following statements made in that meeting confirm that STRs are to be enforced **ONLY** when an actual nuisance has occurred.

Neville Pereira, Chief of Building Services



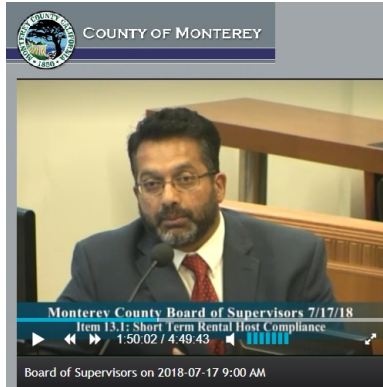
Neville Pereira's slide stated, "Staff understood that the BOS wants RMA to focus on STRs which generate complaints regarding noise, trash and parking, not complaints of unpermitted STRs."

Supervisor Adams



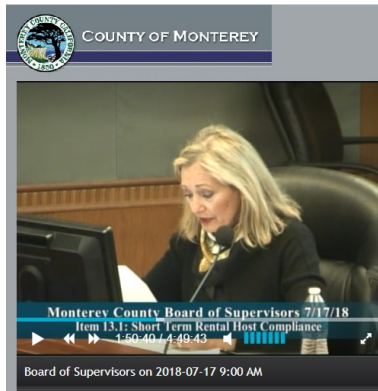
Supervisor Adams stated goal, “What we want to insure that we keep focused on is just the nuisance ones, the ones that are having loud noise; the ones that are having traffic issues or issues around parking, trash issues. Those are the things that we want to focus on. I think that as we continue forward with this, we are going to find that we will be able to insure that we are just touching those STs that are the ones that are really the bad actors in all of this. This is not to endorse taking calls from people who are just complaining about short term rentals in general or turning in other short term rentals that are illegal. This is simply for nuisance and when we do the media outreach we will insure that that is absolutely clear.” You can hear her statement on video starting at 1:23:10 of the BOS meeting.

Neville Pereira, Chief of Building Services



Neville Pereira clearly understood the directive when he stated, “Boards’ direction was to ignore unpermitted short term rentals and just concentrate on the nuisance violators.” You can hear his statement on video starting at 1:49:46 of the BOS meeting.

Supervisor Adams



Supervisor Adam’s letter to Planning Commission, “To utilize limited code enforcement resources while coastal and non-coastal STR ordinances are being developed and enacted , the Board directs staff to focus on nuisance STRs, which, in addition to noncompliance with transient occupancy permitting, also violate County codes pertaining to noise, litter, and parking standards.” See video starting at 1:50:20 of the BOS meeting.

BOS meeting summary: We left the BOS meeting with the understanding that enforcement would apply ONLY to nuisance STRs, not to unpermitted STRs. The BOS has never rescinded that directive.

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: STR
Date: Monday, October 25, 2021 8:37:00 AM
Attachments: [Letter to supervisors re rentals 10.21.docx](#)

From: Patricia Puterbaugh <pmputerbaugh@yahoo.com>
Sent: Sunday, October 24, 2021 9:24 AM
To: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: STR

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Hello - This is Patricia Morrill Puterbaugh.

This is our families 3rd letter to the Monterey Co Board of Supervisors and/or the Monterey Planning commission. The first letter was written in 2016. Please read this letter. We don't understand why the BOS continues to harass STR owners instead of writing a reasonable regulation to govern STRs in Monterey County.

I wonder who Mary Adams is working for? Are you working for your constituents who own thousands of properties in Monterey County? Or, are you working for the multinational and national Corporate hotels? Are you working for billionaires who do not want middle class folks renting homes near them?

Please read our letter and act now to write an ordinance! Thank you sincerely,
Patricia Puterbaugh

July 3, 2016
October 21, 2021
Patricia Morrill Puterbaugh et al
1540 Vilas Rd.
Chico, CA. 95973
pmputerbaugh@yahoo.com

To the Monterey County Planning Commission and Monterey County Board of Supervisors
Re: Short Term Rentals in the County or Coastal Zone

PLEASE NOTE, THE ORIGINAL LETTER SENT TO THE COUNTY PLANNING COMMISSION AND MONTEREY BOARD OF SUPERVISORS WAS SENT IN JULY 2016. I SENT ANOTHER VERSION OF THE LETTER 2 YEARS AGO. NOW AGAIN, WE ARE ASKING FOR A REASONABLE ORDINANCE TO GOVERN STRS IN MONTEREY COUNTY. THIS ISSUE HAS DRAGGED ON AND ON AND NOW NEW PUNITIVE MEASURES ARE TO BE ENACTED AGAINST STRS IN MONTEREY COUNTY.

Our family owns a condominium at 176 Monterey Dunes Way in the Monterey Dunes Colony near Moss Landing, California in the county of Monterey. My parents bought this home in 1976 when the homes were brand new. My father owned E.H. Morrill plumbing and engineering Company and we worked on the Monterey Bay Aquarium, the upgrades at Ford Ord Army Base, on the space shuttle at Edwards Air Force Base and other jobs in the vicinity. He and his employees used the home as a base and the family was able to vacation there when it was available.

Our family continues to own the home 45 years later. Now 4 children, 11 grandchildren and 19 great grandchildren count our beach home as one of our favorite places in the world.

Since my father bought the home, we have continuously rented the house through the Monterey Dunes Company and on our own, to friends and family. Some years we have rented more than others. We rent only to pay the homeowner fees, taxes and utilities, plus continuing maintenance and upkeep. We do not make any profit and put all monies back into the house. As the house is now 45 years old and beachfront, we have had to do extensive remodeling in the last few years. When we remodel, we use local contractors, local suppliers and local businesses. We hope to keep this house for generations to come.

We employ local housekeepers, window-washers, carpet cleaners, electricians, plumbers and others for our maintenance. Our large family and renters shop at local stores and dine at local restaurants. WE HAVE PAID TOT FOR OVER 9 YEARS SINCE WE RECEIVED OUR REGISTRATION CERTIFICATE IN JANUARY 2013. The county has earned 10's of thousands of dollars from our rental.

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Friday, October 22, 2021 9:14:15 AM

From: Elly Korstanje via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Thursday, October 21, 2021 12:24 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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To all Supervisors of Monterey County:

Please give more thought to the Draft Ordinance on Vacation Rentals and provide county residents adequate protection against the commercialization of their neighborhoods.

I agree with the Carmel Valley Association's position letter of Aug 9, 2021 and request that you consider these issues:

1. The ordinance should treat any vacation or short term rental of a residential property for remuneration as visitor serving units and enforce existing ordinances consistent with the title 21.64.28
2. The ordinance should seek to encourage home stays with owner present and limit corporate or 3rd party whole-house commercial rentals—the opposite is the case in this draft ordinance.
3. The ordinance must maintain any existing rural residential zoning by reducing permitted vacation rentals on administrative permits to less than 2% of resident homes—not 6% as planned—to keep the ordinance consistent with Title 21.64.28
4. Any permit fees and transient occupancy taxes collected for vacation rentals in the unincorporated county areas should be used only for enforcement of the Vacation Rental Ordinance, as recommended in the Grand Jury report, and not provided to the General Fund.

Thank you for your consideration.

Sincerely,

Elly Korstanje
341 El Caminito Road
Carmel Valley, Ca, 93934

ellenkorstanje@hotmail.com

We simply could not keep our home if we could not rent. We were very lucky to have inherited this home from our parents, but we do not have the funds it would take to keep the home without some income produced from the home. Again, we only rent to pay the bills and when there is no remodeling needed, our rentals decrease. It would be devastating to this family to lose our home that we love so much and wish to pass down to our children and grandchildren.

Our homeowners association has not put any limits on our ability to rent, as long as all renters and homeowners follow the strict regulations we have placed on rental activities in the last years.

We strongly urge and ask AGAIN that the planning commission and Monterey County supervisors write a reasonable ordinance that will allow STRs in the coastal area. WE strongly urge the supervisors to stop this war against folks who have a legitimate right to rent our properties according to an equitable, realistic ordinance.

Sincerely, Patricia Morrill Puterbaugh et. al

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Thursday, October 21, 2021 9:56:05 AM

From: Elly Korstanje via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Thursday, October 21, 2021 9:27 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

Elly Korstanje
341 El Caminito Road
Carmel Valley, Ca, 93934

ellenkorstanje@hotmail.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Thursday, October 21, 2021 9:42:52 AM

From: Jeff Wood via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Wednesday, October 20, 2021 8:23 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

Jeff Wood
28051 Hawk Court
Carmel, CA, 93923-8561

jwood@miis.edu

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Monday, October 18, 2021 10:23:33 AM

From: Mark Burden via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Monday, October 18, 2021 9:52 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

Mark Burden
2900 Ribera Road
Carmel, CA, 93923

mark.burden@outlook.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Monday, October 18, 2021 9:04:33 AM

From: Carol Bryan via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Saturday, October 16, 2021 8:13 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

Carol Bryan
PO Box 6588
Carmel, CA, 93921

carolbryan777@outlook.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Monday, October 18, 2021 8:53:51 AM

From: MICHAEL COLLINS via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Friday, October 15, 2021 2:11 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

MICHAEL COLLINS
po box 873
Carmel Valley, CA, 93924

mike@gamblersexpress.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Tuesday, October 12, 2021 11:07:31 AM

From: Tybe Franklin via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Tuesday, October 12, 2021 10:50 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

Tybe Franklin
2942 Cuesta Way
Carmel, CA, 93923

tybefranklin@gmail.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals
Date: Tuesday, October 12, 2021 7:54:14 AM

From: Susan Love <susanlcarmel@gmail.com>
Sent: Monday, October 11, 2021 4:18 PM
To: ClerkoftheBoard <cob@co.monterey.ca.us>
Subject: Vacation Rentals

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear County Supervisors,

I received a postcard from the Carmel Valley Association, requesting that I “send a letter to all county supervisors now!”

First of all, their postcard was in very bad taste and demeaning. Their “scare tactic” using a dead man and a very frightened woman, being “invaded” was inappropriate and unprofessional. The dinosaur on the back of the card implied that renters were beasts ready to attack.

I live in the unincorporated area of Carmel and host short-term renters. I lost my job due to Covid-19. This venue has enabled me to make ends meet and to keep my home. Every single guest has been top quality, quiet, and respectful. There have never been “trash issues, parking, or noise” issues.

I am not operating a “mini-hotel.” I have never had a complaint for any reason. I pay TOT quarterly.

I support your decision to allow short-term rentals.

Thank you for all that you do for our communities and for your fairness to all.

Sincerely,
Susan Love
25199 Flanders Drive
Carmel
831-818-3989

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Monday, October 11, 2021 9:47:35 AM

From: Russell Campbell via Carmel Valley Association <concerned@carmelvalleyassociation.org>

Sent: Sunday, October 10, 2021 10:11 AM

To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>

Subject: Vacation Rentals in Carmel Valley

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To all Supervisors of Monterey County:

Please give more thought to the Draft Ordinance on Vacation Rentals and provide county residents adequate protection against the commercialization of their neighborhoods.

I agree with the Carmel Valley Association's position letter of Aug 9, 2021 and request that you consider these issues:

1. The ordinance should treat any vacation or short term rental of a residential property for remuneration as visitor serving units and enforce existing ordinances consistent with the title 21.64.28
2. The ordinance should seek to encourage home stays with owner present and limit corporate or 3rd party whole-house commercial rentals—the opposite is the case in this draft ordinance.
3. The ordinance must maintain any existing rural residential zoning by reducing permitted vacation rentals on administrative permits to less than 2% of resident homes—not 6% as planned—to keep the ordinance consistent with Title 21.64.28
4. Any permit fees and transient occupancy taxes collected for vacation rentals in the unincorporated county areas should be used only for enforcement of the Vacation Rental Ordinance, as recommended in the Grand Jury report, and not provided to the General Fund.

Thank you for your consideration.

Sincerely,

Russell Campbell
3329 Taylor Rd
Carmel-By-The-Sea, Ca, 93923

russcampbell52@yahoo.com

From: [McDougal, Melissa x5146](#)
To: [194-RMAComments](#)
Subject: FW: Vacation Rentals in Carmel Valley
Date: Monday, October 11, 2021 9:47:23 AM

From: Rose Little via Carmel Valley Association <concerned@carmelvalleyassociation.org>
Sent: Monday, October 11, 2021 6:21 AM
To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; president <president@carmelvalleyassociation.org>
Subject: Vacation Rentals in Carmel Valley

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Thank you for your consideration.

Sincerely,

Rose Little
3 Ronnoco Rd
Carmel Valley, Ca, 93924

little0@aol.com